

Ribble Valley Borough Council

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Your ref: 26.0350

Our ref: D3.26.0350

Date: 16th July 2026

App no: 3.2026.0350

Address: Land South of Accrington Road Whalley

Proposal: Approval of details reserved by conditions 6 (site access and off-site works of highway mitigation) and 11 (detailed specifications for the construction of the car park) of planning permission 3/2022/1158.

Further to our original comments dated 8th June 2026, the additional information submitted for condition 11 has been reviewed and the following comments are made. Comments for condition 6 remain the same.

3.2022.1158 - Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre

Condition 6

6. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted scheme shall include and not be limited to:

- Uncontrolled pedestrian crossing to the west of the Public Car Park junction which will connect to the existing dropped kerb provided where the existing eastbound bus stop is located.
- Uncontrolled pedestrian crossing to the west of the residential junction, and another located on the opposite side of the carriageway on the footway to the east of Sydney Avenue.
- Kerb build out to the east of Sydney Avenue and an uncontrolled pedestrian crossing opposite on the proposed eastbound footway.
- Kerb build out located where Public Footpath 3-45-FP27 meets Accrington Road and another kerb build out opposite, provided on the existing footway.
- Relocation of the existing eastbound bus stop to the proposed kerb build out to the east of Sydney Avenue.
- Creation of a new westbound bus stop to the east of the residential junction. Review of the speed limit along Accrington Road, from the mini-roundabout junction between King Street/ Accrington Road to the signalised junction between A4671/ B6246/ Spring Wood Picnic Area.

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- Pursue Traffic Regulation Orders along the full site frontage; junction between Accrington Road/ Sydney Avenue and to the kerb build out to the east of the junction.
 - Tactile paving provided at both proposed junctions.
 - Street Lighting Assessment for the full length of Accrington Road.
- All agreed works shall thereafter be completed prior to first occupation of the site.

The Highway Authority are currently progressing the S278 agreement with the developer, we haven't agreed the technical details at this stage.

There is one element missing from the scheme of works:- *Uncontrolled pedestrian crossing to the west of the Public Car Park junction which will connect to the existing dropped kerb provided where the existing eastbound bus stop is located.*

There is also discussion progressing regarding the embankment supporting the highway which is yet to be resolved.

We would recommend that the condition is not discharged until the details are further progressed.

Condition 11

Prior to the commencement of development, detailed specifications for the construction of the car park fronting Accrington Road (including landscaping, lighting, surfacing, marking out and drainage) and a timetable for the construction and transfer of the car park shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and in accordance with the approved timetable for construction and hand-over.

We note that the Unilateral undertaking obligates the developer, 'To construct the public car park prior to practical completion of the development'.

The proposed car park comprises of 22 spaces including 3 disabled parking bays and electric vehicle charging spaces. The surface is paved in tarmac and marked out. Street lighting and surface water drainage details are shown. A kiosk is not proposed, only a feeder pillar for the electric supply.

The site will commence summer/autumn 2026 and is a 33-month programme.

The car park will be constructed to base course and used initially as the site compound, thereafter its completion will take 2 months. The car park will be available summer 2030.

The land transfer will be undertaken prior to the completion; the developer is satisfied with the time frame to undertake this without causing a delay.

We note that these dates are subject to market influences outside the developer's control.

We would raise no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer



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