

**Land off Henthorn Road, Clitheroe
Ribble Valley Borough Council**

**Statement of Common Ground between
Gladman Developments Ltd and Ribble Valley Borough Council**

FINAL

**Proposed development for up to 110 dwellings with associated open space with
all matters reserved saved for access**

APP/T2350/W/19/3221189

STATEMENT OF COMMON GROUND IN RESPECT OF ACCESSIBILITY

GLADMAN



**Ribble Valley
Borough Council**
ribblevalley.gov.uk

April 2019

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1 INTRODUCTION

1.1 Background

1.1.1 This Statement of Common Ground (SoCG) has been prepared by Gladman Developments Ltd (the Appellant) and Ribble Valley Borough Council (RVBC/the Council) and identifies the areas of common ground between them.

1.1.2 It has been prepared in accordance with Annex T of the PINS Procedural Guide, Planning Appeals – England January 2019).

1.1.3 The Statement relates to matters of accessibility in respect of the appeal site.

1.2 Parties

1.2.1 The SoCG is jointly agreed by.

Signed:



Date:

10/4/19

Simon Helme

On behalf of Gladman Developments Ltd

Signed:



Date:

10th April 2019

Nicola Hopkins

On behalf of Ribble Valley Borough Council

2 AREAS OF COMMON GROUND

2.1 Clitheroe Services and Facilities

2.1.1 The parties agree the distances from the facilities set out in Appendix 1 to the centre of the site. These are also highlighted together with walk isochrones on Figure 1. It is agreed that there are a range of local amenities that are within a 1200m walk of the Appeal Site, including:

- (i) Travel: Bus stops
- (ii) Education: Primary school, nursery/pre-school
- (iii) Shopping: ATM, convenience store
- (iv) Leisure: Public open space, playground.

2.1.2 Some of the town centre amenities are located between 1600-2000m of the Appeal Site, as shown in Appendix 1.

2.2 Walk Routes

2.2.1 Figure 1 identifies the local amenities near to the Appeal Site. It is agreed that the available routes within the vicinity of the site are highlighted on Figure 1 and comprise:

- i. Henthorn Road;
- ii. Garnett Road/Lancaster Drive;
- iii. Ennerdale Road;
- iv. Siddows Avenue;
- v. Thorn Street/Eshton Terrace/Greenacre Street;
- vi. Bawdlands/Parsons Lane/Moor Lane;
- vii. Station Road (up to 2000m walk isochrone).
- viii. Public right of way (No. 17)

2.3 Routes to School

2.3.1 The nearest primary school to the Appeal Site is Edisford Primary School. This is about a 1km walk of the centre of the Appeal Site.

2.3.2 It is agreed that the most likely route between the Appeal Site and Edisford Primary School comprises:

Henthorn Road (S) – Henthorn Road (N) – Siddows Avenue - School pedestrian entrance.

2.4 Employment Opportunities

2.4.1 Both parties agree that there are employment opportunities within Clitheroe and the surrounding area. The following established employment sites are located within the vicinity of the site:

- **Salt Hill/Lincoln Way Industrial Estate (post code BB7 1QL)**
 - (i) Cycle ride of 3135m (circa 15 minutes),
 - (ii) No 2 bus service and then a 1070m walk (circa 12-minute walk).
 - (iii) For a 09:00 start commuters begin their journey with a 325m walk to the bus stop opposite Lune Road which equates to around a 4-minute walk. From this bus stop it is possible to get the no.2 service which stops at Lowergate, Clitheroe. This bus journey takes 25 minutes. The distance from this bus stop to the Industrial Estate is circa 1070m (a 12-minute walk). Therefore, the total journey time is 41 minutes.
 - (vi) Alternatively, it is possible to get the no.2 service to the Interchange, Clitheroe which is a 12-minute journey. The Interchange is then a circa 1500m walk (19-minute walk) to the Industrial Estate. Therefore, the total journey time is 35 minutes.
- **Pimlico Link Industrial Estate (post code BB7 4PZ)**
 - (i) Cycle ride of 3635m (circa 15-20 minutes),
 - (ii) No 2 bus service. Change to No 3 service at Interchange. 210m walk from nearest bus stop for No 3 service.
 - (iii) For a 09:00 start commuters would undertake a 4-minute walk to the bus stop opposite Lune Road where it is possible to get the no.2 bus service to Clitheroe Interchange. The journey time by bus to the Interchange is 12 minutes. From the Interchange, commuters can get the no.3 bus service (a 5 minute journey) to the Pimlico, Black Horse stop which is circa 210m (a 3 minute walk to Pimlico Link). The no.3 bus service departs the Interchange at 08:26 and the no.2 bus service arrives at the Interchange at 08:09. Consequently, this journey involves a 17-minute wait at the Interchange. Therefore, the total journey time of this route is 41 minutes.
 - (iv) Alternatively, for a 09:00 start, commuters could walk to Pimlico Link from Clitheroe Interchange after having got the no.2 service from opposite Lune Road. The Interchange is circa 1690m (a 21-minute walk) to Pimlico Link. Therefore, this total journey time equates to 37 minutes.

- **Twinbrook Business Park ()**
 - (i) Cycle ride of 3135m (circa 15 minutes),
 - (ii) No 2 bus service then a 1070m walk (circa 12-minute walk)
 - (iii) For a 09:00 start commuters begin their journey with a 325m walk to the bus stop opposite Lune Road which equates to around a 4-minute walk. From this bus stop it is possible to get the no.2 service which stops at Lowergate, Clitheroe. This bus journey takes 25 minutes. The distance from this bus stop to the Industrial Estate is circa 1070m (a 12-minute walk). Therefore, the total journey time is 41 minutes.
 - (iv) Alternatively, it is possible to get the no.2 service to the Interchange, Clitheroe which is a 12-minute journey. The Interchange is then a circa 1500m walk (19-minute walk) to the Industrial Estate. Therefore, the total journey time is 35 minutes.
- **Primrose Works (post code BB7 1DR)**
 - (i) Walk of 1735m (circa 20 minutes),
 - (ii) Cycle ride of 1735m (circa 5-minute cycle ride).
- **Holmes Mill (post code BB7 1EB)**
 - (i) Walk of 1700m (just beyond a 20 minutes),
 - (ii) Cycle ride of 1700m (circa 5 minutes)
 - (iii) A bus journey involves a 4-minute walk to the bus stop opposite Lune Road then a 9-minute journey on the no.2 bus from Lune Road to Whalley Road. The distance from Whalley Road to Holmes Mill is circa 500m (a 6-minute walk). This would equate to a 19-minute journey.
- **Barrow Brook Business Park (post code BB7 9WF)**
 - (i) Cycle ride of 5000m (circa 25 minutes),
 - (ii) No 2 bus service. Change to No 22 service at Sainsburys. 450m walk from nearest bus stop for No 22 service.
 - (iii) For a 09:00 start, commuters would begin with a 4-minute walk to the bus stop opposite Lune Road and then a 25-minute journey on the no.2 bus to the Lowergate, Pendle Club bus stop near Sainsbury's. From here it is possible to get the no.22 service 3 minutes later to the Barrow, Trafford Gardens bus stop which is 450m (a circa 5-minute walk) to Barrow Brook Business Park. The bus journey to Barrow is 6 minutes. Therefore, the overall journey time is 43 minutes.
 - (iv) Alternatively, commuters could walk to the Lowergate, Pendle Club bus stop which is a circa 1905m (a circa 24-minute walk) from the appeal site. It is then possible to

get the no.22 bus service to Barrow, Trafford Gardens. This journey takes 6 minutes by and then involves a 5-minute walk to the Business Park. This equates to an overall journey time of 35 minutes.

2.5 Transport Links

- 2.5.1 The closest bus stop to the site is located on Blakewater Road, opposite Lune Road, approximately 325m from the centre of the site. The No 2 bus service functions as a town circular service via Low Moor. The route is shown on Figure 2. The bus service operates on a 30-minute frequency, Monday to Saturday from 07:27 to 18:27 with the last return from Clitheroe at 18:15. The No.2 bus timetable is included within Appendix 2.
- 2.5.2 The closest bus stop to the site consists of a hail facility which enables passengers to hail the bus from the footpath but does not include a fixed bus stop, shelter or timetable on site.
- 2.5.3 It is agreed that the current service operates on a half hourly service which is subsidised by a Section 106 contribution but mainly funded by Lancashire County Council. This Section 106 funding lasts for 5 years after which the service will return to an hourly service unless further S106 contributions are secured to continue to subsidise the service.
- 2.5.4 The bus provides access to Clitheroe train station in approximately 12 minutes. Clitheroe train station offers hourly services to destinations including Blackburn, Bolton and Manchester.
- 2.5.5 The following journey times would be applicable in respect of residents of the appeal site getting to the rail station via methods other than the private car:
- (i) Walk: 25 minutes,
 - (ii) Cycle: 10 minutes,
 - (iii) Walk/Bus: 16 minutes.
- 2.5.6 The rail journey time between Clitheroe and Blackburn (and vice versa) is 22-23 minutes.
- 2.5.7 The rail journey time between Clitheroe and Bolton (and vice versa) is 51-56 minutes.
- 2.5.8 The rail journey time between Clitheroe and Manchester (and vice versa) is 76 minutes.
- 2.5.9 It is agreed that the site currently has public transport accessibility, with journeys to/from the site by bus to a range of locations with services to Clitheroe by bus beginning at 07:27 Monday to Friday and ending at 18:16 from Clitheroe to Henthorn Road by bus no. 2. It is also agreed that there is currently an opportunity for site residents to complete journeys by rail.

2.7 Public Transport Contribution

- 2.7.1 It is agreed that the appellant will provide a financial contribution, secured through a Unilateral Undertaking, of £200,000 to promote local public transport. This equates to £40,000 per annum for 5 years. This may be utilised to subsidise the number 2 bus service.

3 AREA OF DISAGREEMENT

- 3.1.1 The principle issues on which the parties do not agree are:

- The proposal would result in an unsustainable form of development due to the location of the site and a lack of cycling or suitable pedestrian access to the town centre, resulting in future residents being wholly reliant on the car.

APPENDIX 1

Amenity/facility	Location	Approx. distance m (to nearest 5m)
Nearest Bus Stop No Sign No timetable. No seat No shelter	Blakewater Road	325
Alternative Bus Stop	Garnett Road	755
Public Open Space	Henthorn Road	845
Nursery/pre-school	Bambinos Boutique Day-Care, Garnett Road	860
Convenience Store/ATM	McColls, Henthorn Road	895
Playground	Whipp Avenue	995
Primary School	Edisford Primary School, Edisford Road	1015 (to entrance on Siddows Avenue)
Place of Worship	St Pauls Church, Edisford Road	1170
Place of Worship	Clitheroe Community Church, Millthorne Avenue	1200
Public Open Space/Playground and Football pitches/Leisure Centre	Roefield Leisure, Edisford Road	1250
Convenience Store/ATM	Spar, Edisford Road	1250

Nursery/pre-school	Bright Futures, Richmond Terrace	1300
Public House	Kings Arms, Bawdlands	1335
Salon	Bawdlands	1365
Restaurant/Takeaway	Bawdlands	1410
Public House	Horseshoe, Bawdlands	1410
Primary School	St James, Greenacre Street	1645
Main Town Centre Boundary (edge)	Parsons Lane	1680
Supermarket	Booths, Station Road	1760
Main Town Centre	Boots, Castle Street	1850
Opticians	Bayfields, Castle Street	1860
Village Hall/Social Club	Pendle Club, Lowergate	1905
Supermarket	Sainsburys, Lowergate	1910
Dentist	Castle Dental Studio, Moor Lane	1930
Pharmacy	Lloyds, King Street	1940
Secondary School	Ribblesdale School, Queens Road	1960
Railway Station	Railway View Road	1985

Clitheroe Post Office	King Street	2000
Clitheroe Library	Church Street	2065
Clitheroe Health Centre	Railway View Avenue	2075
Council Office	Church Walk	2090
Sports Ground/Sports Club	Clitheroe Rugby Club, Copperfield Close	2200

Preston Bus

Clitheroe Town Circular

2T

Saturday		Ref No FE18											
Days of Operation		2T	2T	2T	2T	2T	2T	2T	2T	2T	2T	2T	2T
Service No		I	I	I	I	I	I	I	I	I	I	I	I
Clitheroe Interchange		0745	0820	0855	0925	1000	1030	1100	1130	1200	1230	1300	1330
Clitheroe, Market Place		0746	0821	0856	0926	1001	1031	1101	1131	1201	1231	1301	1331
Henthorn, Kenilworth Drive		0755	0830	0905	0935	1010	1040	1110	1140	1210	1240	1310	1340
Henthorn, Lune Road		0757	0832	0907	0937	1012	1042	1112	1142	1212	1242	1312	1342
Low Moor, St Ann's Court		0803	0838	0913	0943	1018	1048	1118	1148	1218	1248	1318	1348
Clitheroe Interchange		0809	0844	0919	0949	1024	1054	1124	1154	1224	1254	1324	1354
Days of Operation		I	I	I	I	I	I	I	I	I	I	I	I
Service No		2T	2T	2T	2T	2T	2T	2T	2T	2T	2T	2T	2T
Clitheroe Interchange		1710	1742	1815									
Clitheroe, Market Place		1711	1743	1816									
Henthorn, Kenilworth Drive		1720	1752	1825									
Henthorn, Lune Road		1722	1754	1827									
Low Moor, St Ann's Court		1728	1800	1833									
Clitheroe Interchange		1734	1806	1839									

FIGURE 1

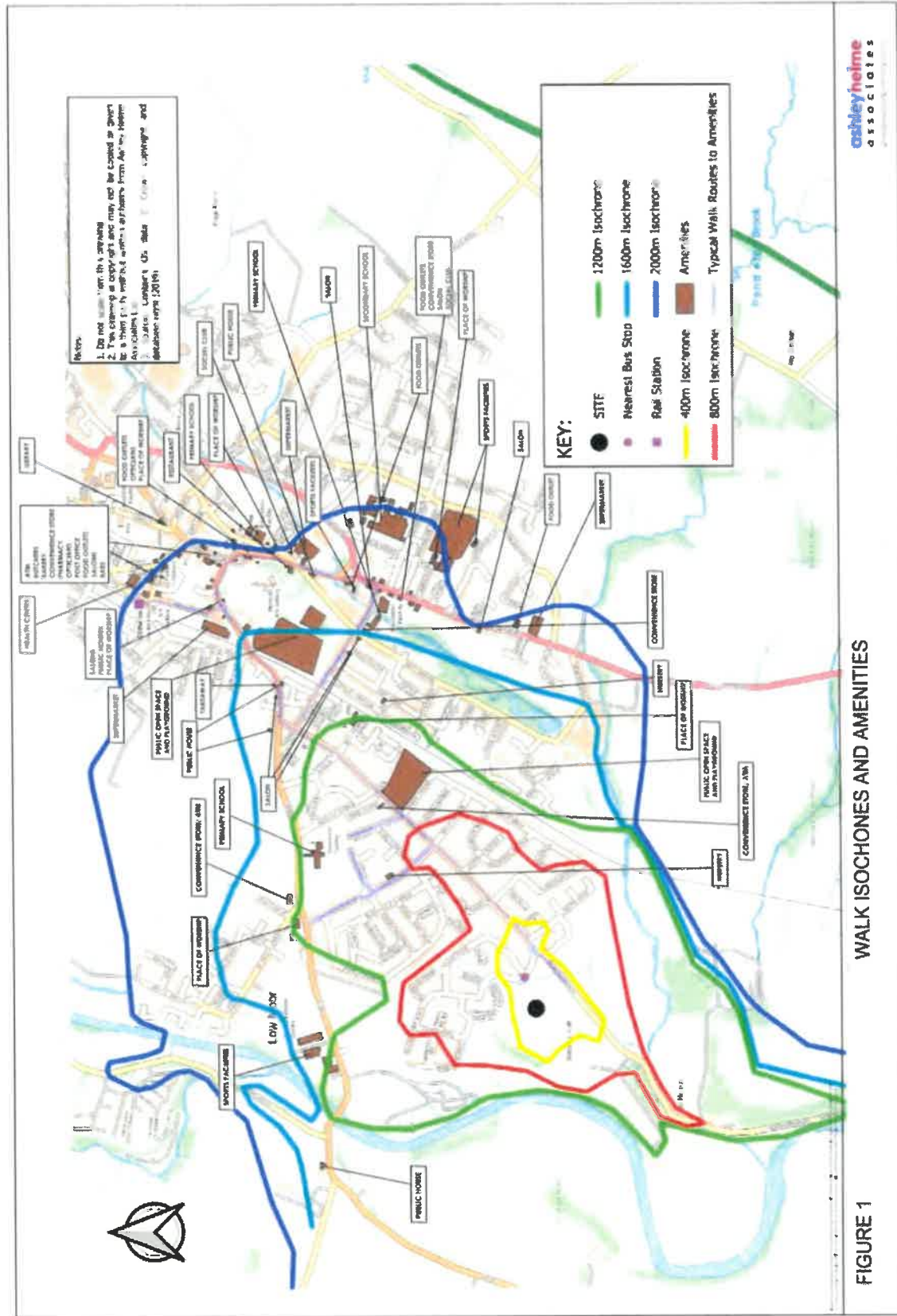


FIGURE 2

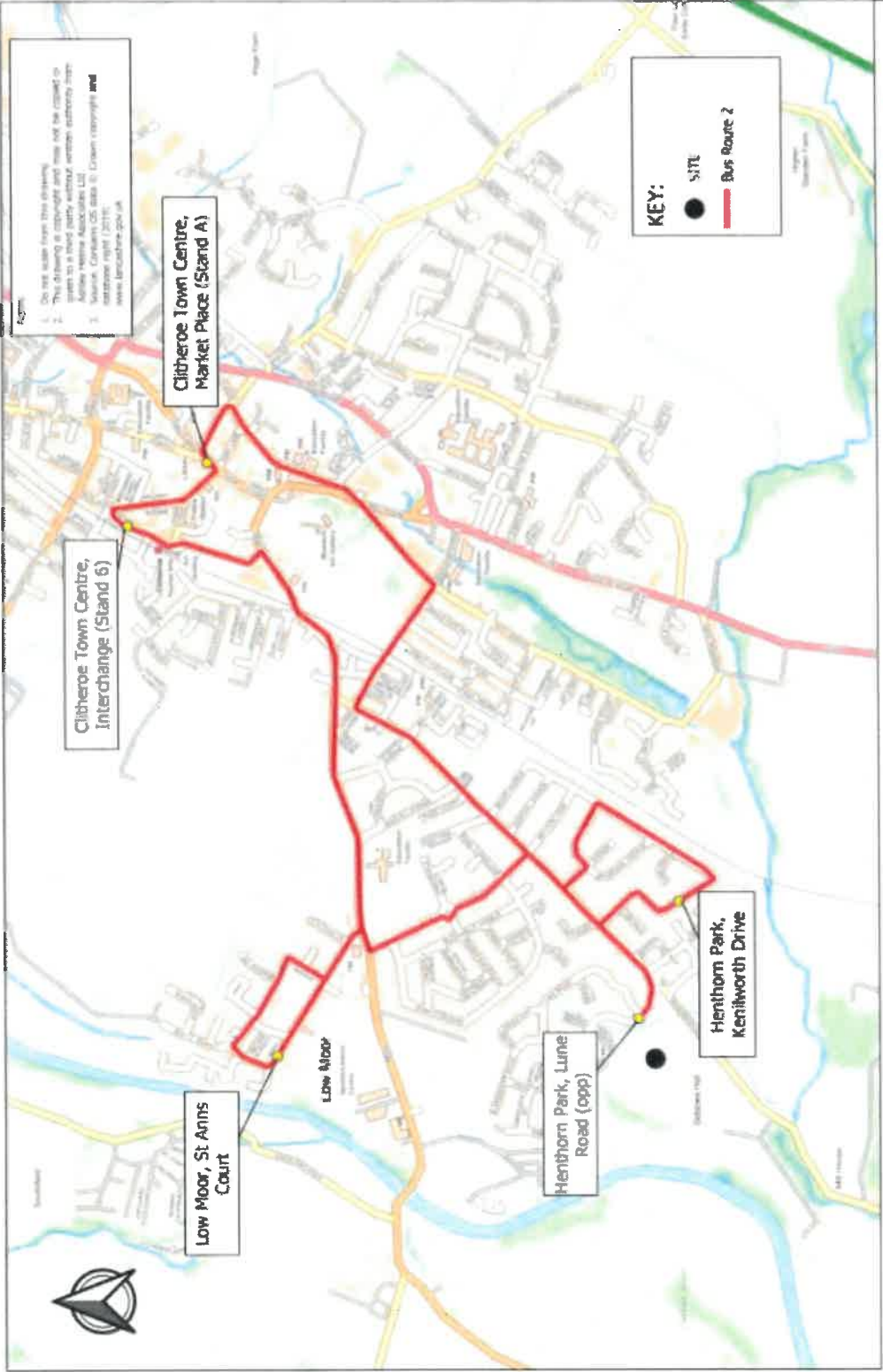


FIGURE 2 BUS ROUTE PLAN: SERVICE NO. 2