

PROPOSED RESIDENTIAL DEVELOPMENT – STANDEN PARK, CLITHEROE – PHASES 5 AND 6 - TRANSPORT NOTE 02– APRIL 2025

Introduction

Eddisons have been instructed by Taylor Wimpey Ltd to advise on the traffic and transport issues relating to a Reserved Matters planning application for a residential development (Phases 5 and 6) at Higher Standen Park in Clitheroe (Planning Ref: 3/2022/0317).

This Technical Note 02 has been produced in support of an amended site layout for Phases 5 and 6 which supersedes the layout submitted to Ribble Valley Borough Council in April 2022.

Development Proposals

The revised proposals are for the provision of 265 residential units, this is a reduction of 35 units when compared to the previously submitted scheme. The residential development will comprise a mix of house types including one and two bed apartments as well as two, three, four and five bedroom dwellings. The proposed site layout plan is displayed in **Plan 1**.

Vehicular Access

Vehicular access into the site will be provided via two locations. Access from the east will be via an extension to the Higher Standen Drive carriageway, which links with Pendle Road. This will incorporate a carriageway of 6.75metres in width, footway of 2 metres on the northern side and a shared 3.5 metre cycle/footway on the southern side.

Whilst to the west, vehicular access will be provided off Littlemoor Road, this access will be for emergency and bus access only. Following submission of the Reserved Matters Application, discussions have been held with the highways officers at Lancashire County Council (LCC) regarding the emergency/bus access onto Littlemoor Road. During these discussions it was agreed that the existing Littlemoor Road carriageway be kept as existing given that two buses will not be required to pass each other on the carriageway. The revised Littlemoor Road access arrangement is displayed in **Plan 2**.

The proposed vehicular access arrangements are in accordance with Condition 55 of the outline consent (Planning Ref: 3/2015/0895) which states that;

“Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).”

Pedestrian and Cycle Access

Pedestrian and cycle access into the site will be provided for via the vehicular access points off Littlemoor Road and Higher Standen Drive, these will link with extensive pedestrian and cycle facilities provided within the Higher Standen Park development.

Internal Layout

In order to fully advise the local highway authority an illustration of the visibility at junctions and forward visibility at bends within the site has been undertaken. The speed limit within the site will be 20mph, therefore, visibility requirements for based on this speed limit have been provided i.e. Stopping Speed Distance of 25 metres. The internal layout has been designed so that landscaping include trees do not impact on the required visibility splays.

This is shown on **Plans 3** and **4** which demonstrate appropriate visibility is provided.

To demonstrate that the revised layout can be serviced in a safe and efficient manner, a swept path analysis has been undertaken using a 11.4 metre refuse vehicle. The analysis, displayed in **Plans 5** and **6** demonstrates that a refuse vehicle can safely manoeuvre within the proposed site layout.

As previously stated, the internal layout will be subject to 20mph speed limit and speed cushions are proposed along the Spine Road to control vehicle speeds. These are spaced at 50-60 metre intervals as requested by LCC. The location of the speed cushions is displayed on **Plan 1**.

Summary

This Transport Note has been produced in support of the amended Reserved Matters planning application for a residential development (Phases 5 and 6) at Higher Standen Park in Clitheroe.

A number of conclusions can be drawn from the report, namely:

- The proposed development can be accessed safely and efficiently from the surrounding highway network;
- The proposed road layout accords with requirement standards for a 20mph speed road;
- The proposed site layout can accommodate the swept path requirements of a refuse vehicle.

It can therefore be concluded that the proposals are acceptable in highway terms.

Plans

Plan 1 – Proposed Site Layout

Plan 2 – Littlemoor Road Emergency/Bus Link Access Layout

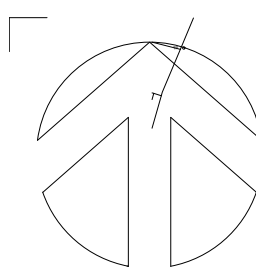
Plan 3 – Visibility Plan – Phase 5

Plan 4 – Visibility Plan – Phase 6

Plan 5 – Refuse Swept Path Analysis – Phase 5

Plan 6 – Refuse Swept Path Analysis – Phase 6

PLANS



IMPORTANT NOTE:

ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR/ MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.

THIS DRAWING IS NOT TO BE SCALED.

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Legend

Application Site Boundary

Trees to be removed

Proposed Tree

5m Planted Buffer

Redirected PROW

S.O Shared Ownership

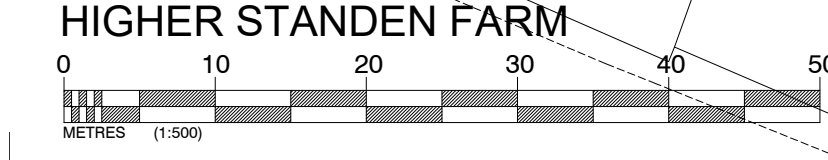
A.R Affordable Rent

Affordable Housing Provision

Over 55's Housing Provision

Rev - F							
House Type	Bed No.	Type	No.	Sales Sqft	Structural Sqft	Total Sqft (Sales)	Total Sqft (Struc)
Shared Ownership							
EMA22 Beaford	2	End	8	778	792	6224	6336
EMA22 Beaford	2	Mid	6	778	792	4668	4752
EMA22 Beaford	2	Semi	0	778	792	0	0
EMA33 Eynsford	3	End	8	972	987	7776	7896
EMA33 Eynsford	3	Mid	6	972	987	5832	5922
EMA33 Eynsford	3	Semi	2	972	987	1944	1974
Bungalow 4 (over 55)	2	Semi	4	778		3112	
Bungalow 4 (over 55)	2	Detached	6	778	787	4668	4722
		Total Affordables	40			34224	31602
Affordable Rent							
EMA22 Beaford	2	End	6	778	792	4668	4752
EMA22 Beaford	2	Mid	5	778	792	3890	3960
EMA22 Beaford	2	Semi	0	778	792	0	0
EMA33 Eynsford	3	End	8	972	987	7776	7896
EMA33 Eynsford	3	Mid	6	972	987	5832	5922
EMA33 Eynsford	3	Semi	2	972	987	1944	1974
Bungalow 4 (over 55)	2	Semi	12	778	787	9336	9444
Bungalow 4 (over 55)	2	Detached	1	778	787	778	787
		Total Affordables	40			34224	34735

Open Sale							
EMA33 Eynsford	3	End	17	972	987	16524	16779
EMA33 Eynsford	3	Mid	10	972	987	9720	9870
EMA33 Eynsford	3	Semi	34	972	987	33048	33558
EMA35 Tetford	3	Semi	30	1021	1037	30630	31110
EMT31 Aynedale	3	End	1	1021	1037	1021	1037
EMT31 Aynedale	3	Semi	20	1058	1073	21160	21460
EMT41 Plumdale	3	Detached	12	1252	1268	15024	15216
EMA 43 Colford	4	Detached	15	1252	1268	18780	19020
EMG43 Hubham	3	Detached	20	1370	1389	27400	27780
EMA46 Rightford	4	Detached	12	1374	1392	16488	16704
EMB51 Aireton	5	Detached	14	1672	1691	23408	23674
		Total Open Sale	185			213203	216208
		Total	265			281651	282545



Revision:	By:	Date:
Rev A - Amendments in line with clients comments	IF	13.08.24
Rev B - Red line boundary updated	OKB	10.10.24
Rev C - Site entrance off Little Moor Road updated, layout amended to suit	OKB	18.11.24
Rev D - Accommodation Schedule added	OKB	18.11.24
Rev E - Accommodation Schedule amended	OKB	19.11.24
Rev F - Affordables distribution amended	OKB	20.11.24
Rev G - Plot 161 & 162 garage location amended	OKB	22.11.24
Rev H - Plots 253-258 amended, removed 3x EMA22, 2x EMA35, 1x EMG43. Gained 2x BUNG4 semi, 1x BUNG4 detached, 3x EMA33, private drives widened to 6m	OKB	03.12.24
Rev I - Trees along spine road amended due to visibility splays, affordable plots 26-28 swapped with 228-230, affordable plots 54-46 swapped with 256-258, affordable plots 240-242 swapped with 217-219, plots 20-23 rearranged	OKB	16.12.24
Rev J - Red Line Boundary amended following client request	OKB	17.02.25
Rev K - Accommodation Schedule updated	OKB	28.02.25
Rev L - Accommodation Schedule recounted	OKB	12.03.25
Rev M - Speed cushion locations and no. increased	OKB	12.03.25
Rev N - 15m boundary offset accommodated, general amendments. Site boundary adjusted.	OKB	27.03.25
Rev O - PROW footpath added	OKB	31.03.25
Rev P - Site boundary adjusted to suit Land Registry Plan 254582. 5m buffer planting adjusted. Plots 259-265 reconfigured. Botby adjusted to match Topo survey.	SQ	03.04.25
Rev Q - Site boundary adjusted at no.17 Littlemoor	SQ	10.04.25

PLANNING DRAWING

Client:

Taylor Wimpey

Project Title:

Residential Development

Address:

Higher Standen Farm, Clitheroe

Drawing Title:

Site Layout Phase 5 & 6 Composite

Drawing No:

TW/HSF/SL/01

Dwn: IF Ckd: ST Date: 19/07/24

Scale: 1:1000 Paper Size: A1

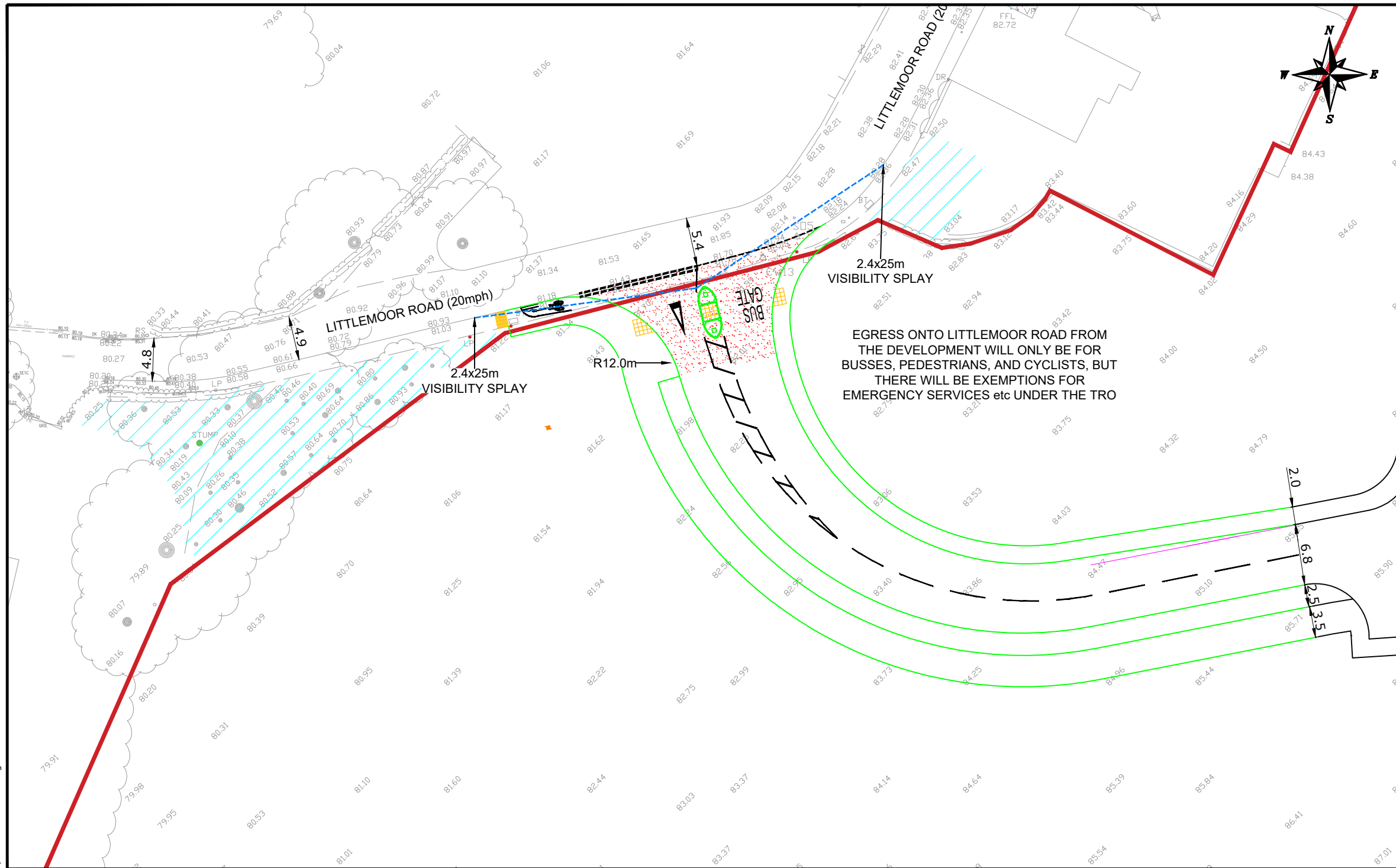
Rev: Q

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NOTES
THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY.
THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS
- 3RD PARTY LAND

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
TAYLOR WIMPEY

PROJECT:
LITTLEMOOR ROAD, CLITHEROE

DRAWING TITLE:
PROPOSED BUS GATE

SCALES:
1:500 @ A3

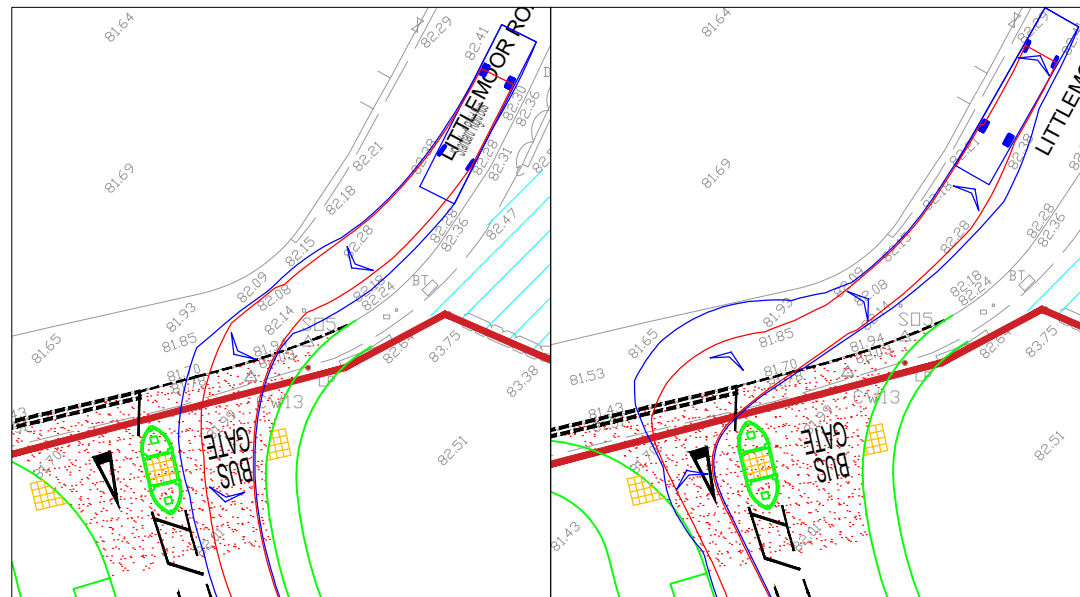
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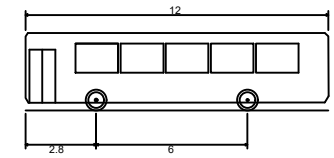
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NORTH SOUTH AERIAL VIEW



SWEPT PATH ANALYSIS: BUS

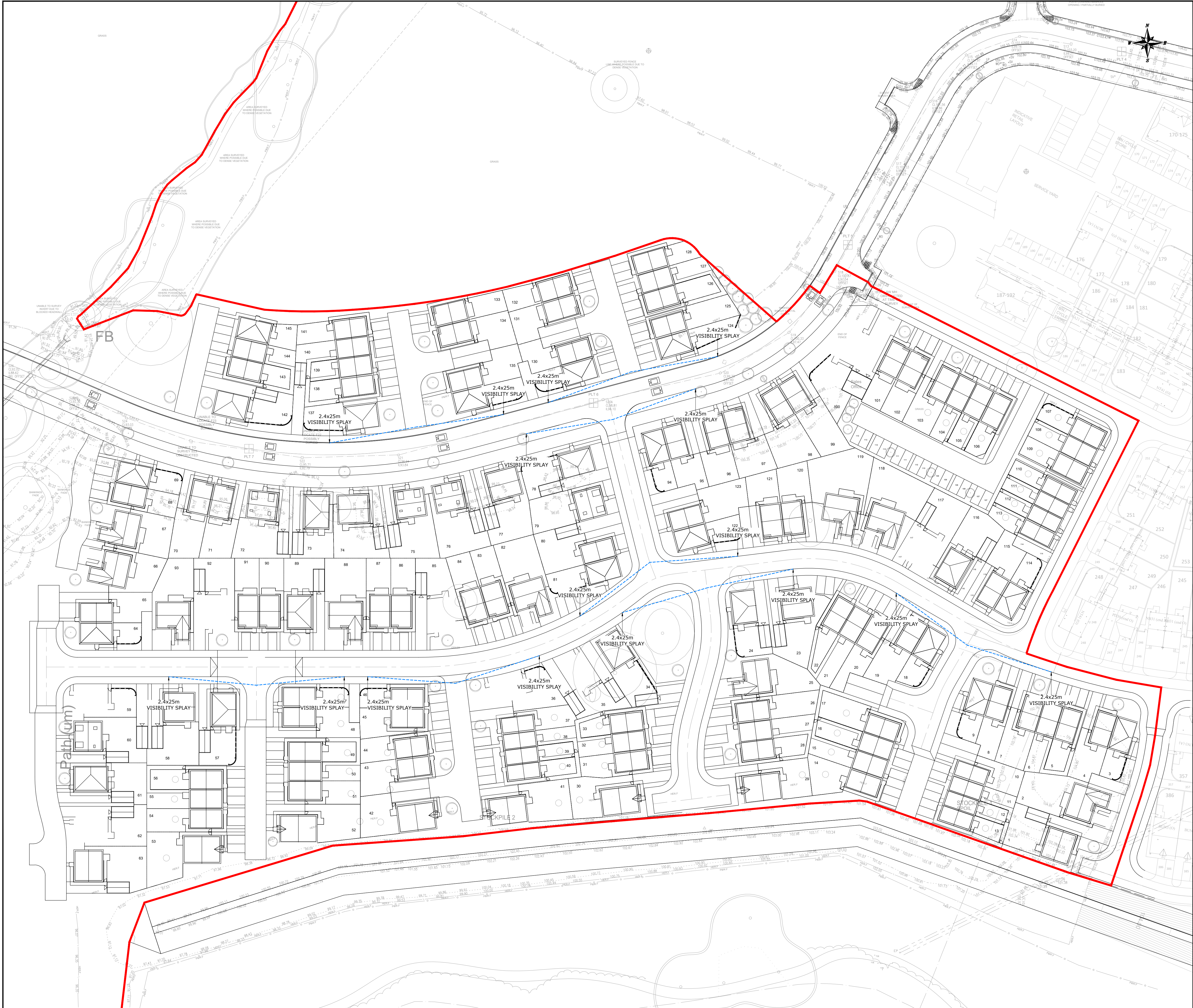


'Standard' Rigid Bus
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to lock time
Wall to Wall Turning Radius

12.000m
2.550m
3.069m
0.309m
2.350m
4.00s
10.771m



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NOTES

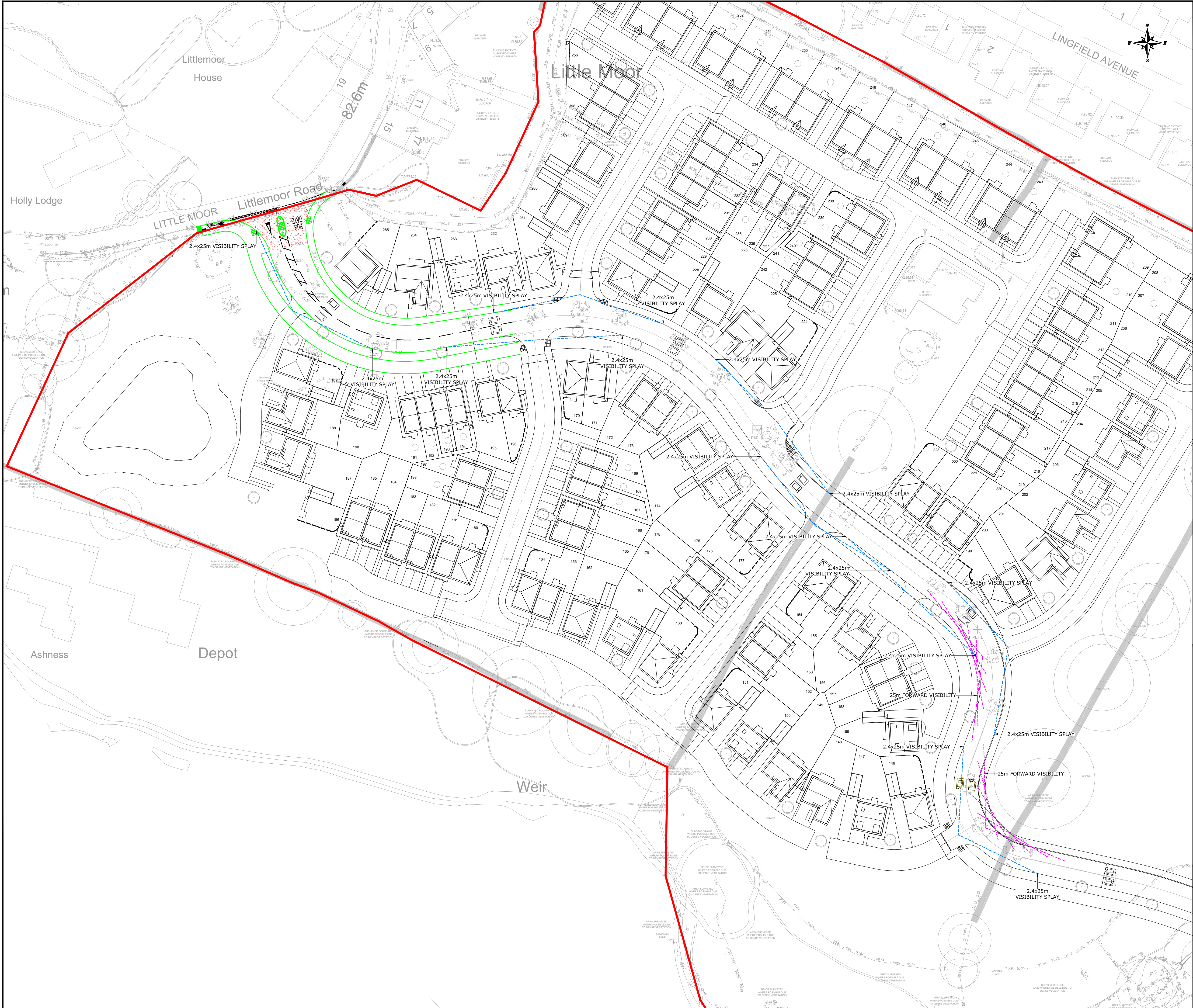
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- INDICATIVE SITE BOUNDARY
- 2.4 x 25m VISIBILITY SPLAY

D	C	SITE LAYOUT & VISIBILITY UPDATED SITE LAYOUT & VISIBILITY UPDATED			SL SL	TB TB	MAR 2025 DEC 2024							
REV	DETAILS				DRAWN	CHECKED	DATE							
CLIENT: TAYLOR WIMPEY														
PROJECT: STANDEN ESTATE, CLITHEROE														
DRAWING TITLE: VISIBILITY PLAN PHASE 5														
SCALES: 1:500 @ A1														
DRAWN: HZ		CHECKED: TB		DATE: DEC 2024										
Eddisons 340 Deansgate Manchester M3 4LY Email: info@crofts.co.uk Tel: 0161 837 7380 Web: www.eddisons.com/services/transport-planning														
DRAWING NUMBER: 3651-F02						REVISION: D								



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- INDICATIVE SITE BOUNDARY
- 2.4 x 25m VISIBILITY SPLAY
- 25m FORWARD VISIBILITY

D	C	SITE LAYOUT & VISIBILITY UPDATED		SL	TB	MAR 2025
REV	DETAILS			DRAWN	CHECKED	DATE

CLIENT:

TAYLOR WIMPEY

PROJECT:

STANDEN ESTATE, CLITHEROE

DRAWING TITLE:

**VISIBILITY PLAN
PHASE 6**

SCALES:

1:500 @ A1

DRAWN:	HZ	CHECKED:	TB	DATE:	DEC 2024
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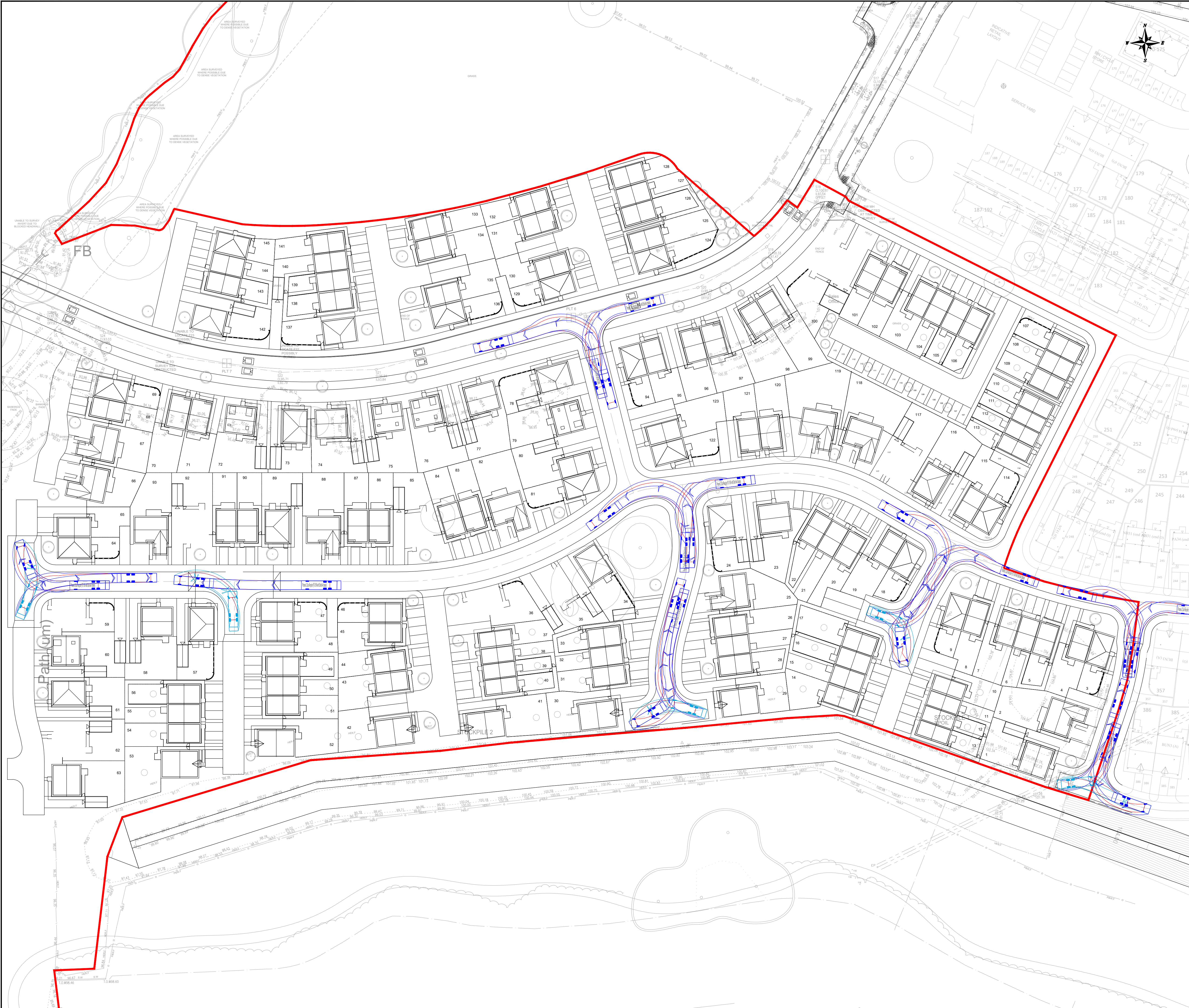
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DRAWING NUMBER:	3651-F01	REVISION:	D
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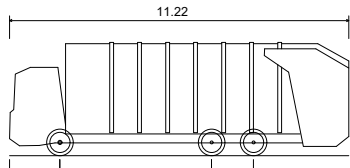
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Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis)
Overall Length 11.220m
Overall Width 2.530m
Overall Body Height 3.750m
Min Body Ground Clearance 0.909m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 11.550m

C	SITE LAYOUT UPDATED	SL	TB	MAR 2025
R	SITE LAYOUT UPDATED	SL	TB	DEC 2024
A	SITE LAYOUT & TRACKING UPDATED	SL	TB	AUG 2024
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: TAYLOR WIMPEY

PROJECT: STANDEN ESTATE, CLITHEROE

DRAWING TITLE: PROPOSED SITE LAYOUT, REFUSE VEHICLE TRACKING, PHASE 5

SCALES: 1:500 @ A1

DRAWN: SL	CHECKED: PW	DATE: JUL 2024
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DRAWING NUMBER: 3651-SP02	REVISION: C
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