

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0580
Our ref D3.2022.0580
Date 19th July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0580**

Address: **Bankfield 43 Whinney Lane Langho BB6 8DQ**

Proposal: **Proposed new build detached dwelling with associated double garage and new site access.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

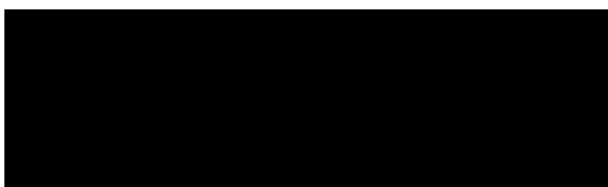
Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a detached dwelling at Bankfield, 43 Whinney Lane, Langho.

Site Access

The LHA are aware that the proposed dwelling will use a new proposed access located off York Lane which is a C classified road subject to a 30mph speed limit.



The LHA have reviewed Zub drawing number PR-SP-0001 titled "Proposed Site Plan" and are aware that the access width complies with the LHAs guidance when serving a single dwelling.

However, the LHA require the gate which will be erected at the access to be setback a distance of 5m to comply with the LHAs guidance.

The LHA have also reviewed the visibility splays, as shown on the drawing, and are aware that the proposed access can provide splays of 2.4m x 30m in both directions. However, this does not comply with the LHAs guidance which requires the site to provide splays of 2m x 43m in both directions. Therefore, the LHA require a revised drawing showing the site can provide these splays.

Alternatively, should the site not be able to provide the minimum splays, a speed survey is required to complement the provided splays.

Internal Layout

The LHA have reviewed the supporting documents and understands that the site can provide the required number of car parking spaces for the 4+ bed dwelling as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no comments to make regarding the parking arrangements at the site.

Conclusion

The LHA require the Agent to provide a revised visibility splay drawing showing that the site can provide the required vehicular visibility splays for a 30mph road. Should this be provided, the LHA will have no objection to the proposal.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council