

Sarah Westwood

From: Nugent, Martin [Martin.Nugent@env.lancscc.gov.uk]
Sent: 18 January 2008 15:02
To: Sarah Westwood
Subject: Tom Croft and Salesbury Hall [Scanned]

Sarah

Tom Croft. 3/2007/0944

Following my meeting of 15 January with Steve Burke, I propose to withdraw my previous objection to this proposal.

Having discussed in greater detail the proposed use of this space, the anticipated staff numbers and low level of traffic movements generated, I am satisfied that this development will not be detrimental to highway safety. The access road, Back Lowergate, needs to be kept free for servicing of the neighbouring properties and the rear of properties fronting onto Lowergate. However, I do not propose any specific Highway Condition in respect of this.

Salesbury Hall. 3/2007/1048

I have no objections in principle on highway safety grounds.

I consider that the proposed level of traffic generated by this development is sustainable and that the existing roads serving this site are suitably constructed, with adequate capacity.

The proposed means of access has been designed to a suitable standard for two-way movements in terms of carriageway width, junction radii and surfacing materials. In addition, the closure of redundant agricultural accesses and the creation of a single means of vehicular access to the site is to be welcomed.

To satisfy the relevant design standards, the appropriate sightlines on a derestricted road are 160m from a point 4.5m back from the carriageway edge, in both directions. However, the 90m shown to the northeast is consistent with the speed of approach of traffic through a series of sharp bends and changes in gradient. The visibility splay to the west can be increased across land within the developers control and I would recommend that this be achieved and shown on an amended site plan.

A detailed Travel Plan, with measurable and enforceable outcomes will be required and will have to indicate a robust strategy for reducing single occupant car journeys.

Martin

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

A 4-star council: awarded top marks by the Audit Commission
