

Development Control
Ribble Valley Borough Council

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Your ref: 22.0852
Our ref: D3.22.0852
Date: 31st October 2022

App no: 22.0852

Address: Proposed new field access onto highway including creation of culvert

Proposal: Cragg House Farm Collins Lane Chipping

The submitted documents and plans have been reviewed and the following comments are made.

Cragg House Farm has an existing access on Collins Lane which is an unclassified road subject to the national speed limit. There is an existing field access on Fiddler's Lane approximately 140m south of the main farm complex.

This application seeks to provide an additional access on Fiddler's Lane sited approximately mid-point between the existing accesses. Public footpath 3-12-FP-100 joins Fiddler's Lane near to the proposed new access to the south side of the field boundary.

Fiddler's Lane is classified C566 and subject to the national speed limit. The visibility splays for a national speed limit is X2.4m by Y215m in both directions along Fiddler's Lane. The submitted visibility splay drawing demonstrates that the splays lie across land within the control of the applicant, but it would require significant sections of vegetation to be removed or maintained below 1m high in perpetuity.

There is a lack of information provided to support the need for an additional access onto the highway and it is considered that an additional access in close proximity to two existing accesses is excessive. An additional access onto a classified high-speed road is not supported by the Highway Authority if not wholly necessary.

Should this application be approved, approval for the culverting of the watercourse would need to be sought separately from Lancashire County Council's Flood Risk Team. Subject to a consent being granted, a new access would need to be formed under a S278 agreement with Lancashire County Council to LCC specification including paving and drainage. A planning condition to control the visibility splays would be required.

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