

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1153
Our ref D3.2021.1153
Date 11th January 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1153**

Address: **land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn, following refused applications 3/2019/0498 and 3/2020/0145.**

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 a re-consultation for the erection of a dwelling at the land adjacent to number 9 Old Road, Chatburn.

The LHA previously responded to the application on 8th December 2021, requesting that a visibility splay drawing was submitted and that anything within the splays would be no higher than 0.9m.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The Applicant has now submitted Stanton Andrews drawing number 02 Rev G titled "Site Plan As Proposed," which will be reviewed below.

It is worth noting the relevant planning history at the site with two previous applications, 3/2019/0498 and 3/2020/0145, all for the erection of one dwelling at the site all being refused by the Local Planning Authority (LPA).

Site Access

The LHA understands that the site will be accessed directly off Old Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the proposed access, as shown on Stanton Andrews drawing number 02 Rev G titled "Site Plan As Proposed" and are satisfied that the access arrangements complies with the LHAs guidance.

However, the LHA as previously stated in the highway comments dated 8th December 2021, require a visibility splay drawing at the site access showing that the access can achieve the minimum vehicular visibility for a 30mph road, as defined in the LHAs guidance titled "Creating Civilised Streets."

In the LHAs guidance, the LHA require a new access directly off a 30mph road to achieve the minimum vehicular visibility of 2m x 43m in both directions. This should be shown on a revised drawing.

For the LHA to consider accepting the visibility splays below those identified in the guidance titled "Creating Civilised Streets," a speed survey demonstrating the 85th percentile speeds should be submitted.

A speed survey can be undertaken by a private, survey company who are able to complete these surveys without a permit from the LHA.

It is worth noting on the revised drawing that the LHA are satisfied that anything within the potential visibility splays will be no higher than 0.9m.

Internal Layout

The LHA have reviewed Stanton Andrews drawing number 02 Rev G titled "Site Plan As Proposed" and are satisfied that the parking arrangements complies with the LHAs guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make regarding parking.

Conclusion

The LHA require a drawing showing the site can achieve the minimum vehicular visibility as defined in the LHAs guidance titled "Civilised Streets." Once a drawing is submitted showing the sites visibility splays, the LHA will be in a better position to fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council