

Jane Tucker

From: Colin Sharpe
Sent: 21 July 2011 16:40
To: Jane Tucker
Subject: FW: Highway comments on Planning Application 03/2011/0460 Land at Whalley New Road, Billington

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]
Sent: 21 July 2011 16:00
To: Colin Sharpe
Cc: ENV EPP Customer Service Area East
Subject: Highway comments on Planning Application 03/2011/0460 Land at Whalley New Road, Billington

Colin

**PLANNING APPLICATION 03/2011/0460
 LAND AT WHALLEY NEW ROAD, BILLINGTON, CLITHEROE**

Our highway comments regarding this application are broadly similar to those for the previous proposal at this site (03/2010/0751) as follows:

We have no objections to this application on highway safety grounds, subject to the introduction of appropriate highway conditions.

The proposed visibility splays at the access onto Whalley New Road of 2.4m x 70m to the west and 2.4m x 90m to the east are acceptable. The sightline to the west takes a very precise line across the trunk of the tree closest to the access. There is some scope to remove extraneous growth from around the trunk, with no detriment to the tree, and this could assist in achieving an acceptable sightline.

In previous discussions with the Applicant we have referred to the ownership and use of the 'bay' to the west of the site. The Applicant has confirmed that this land is within his control and that the current use by the car sales business opposite will cease as part of the development. This is a necessary change, as the proposed sightline includes this area and would undermine its effectiveness if it continues to be used to accommodate these parked vehicles.

The following additional measures would benefit highway safety and we would look for these to be funded by the Applicant through a Section 106 Agreement:-

1. The remarking of the centre warning lines along Whalley New Road will be required as a result of the junction build-out extension at the entrance to the development.
2. The introduction of interactive signing on Whalley New Road to reinforce compliance with the 30mph Speed Limit.
3. There are no scheduled bus stops within a 250m radius of the site. It would be appropriate to consider improving this provision through the introduction of new stops on Whalley New Road. This could include items such as street furniture and the provision of suitable pedestrian links.

21/07/2011

In terms of highway contributions, the Applicant has assessed the Residential Development Accessibility Score for this site to be 24. On this basis, a sum of £1,600 is requested for the 3 bedroom units and £1,070 for each affordable unit. Therefore for the 34 properties proposed a highway contribution of £49,100 would be recommended to fund measures including, but not limited to, the items listed above.

The construction of the build-out for the advanced Give Way at the site access and the other physical measures will require a Section 278 agreement, as will the proposed lengths of footway fronting the highway and the drop kerbs opposite.

Therefore, I have no objections in principle to the proposed development, subject to the highway improvements being introduced as specified and following agreement in respect of the proposed Section 278 works.

Mark Hornby BEng MSc MCIHT
Principal Engineer (Traffic & Development)
Environmental Services East
Lancashire County Council
T: 01254 828052
M: 07891 238303
www.lancashire.gov.uk

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.

Lancashire, a place where everyone matters
