

Sarah Westwood

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 23 September 2011 15:11
To: Sarah Westwood
Cc: ENV EPP Customer Service Area East
Subject: Consultation on Planning Application 3/2011/0541 Land bounded by Dilworth Lane / Lower Lane, Longridge - 49 dwellings

Sarah

My main concern regarding this development proposal in highway safety terms is that vehicle speeds passing the proposed site entrance on Dilworth Lane are generally higher than the 30mph speed limit but there is scope to reduce speeds with the introduction of suitable traffic calming measures. We therefore have no objection in principle to this application on highway safety grounds, subject to the following conditions:

1. Traffic calming measures will be provided in the form of vehicle activated interactive speed warning signs on both approaches to the development site on Dilworth Lane and improvements to the carriageway markings at the 30mph / national speed limit boundary to the east of the site. This work will require a Section 278 agreement between the developer and the Highway Authority. Reason: To reduce traffic speeds in the vicinity of the development in the interests of highway safety.
2. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Dilworth Lane to points measured 38 metres to the west and 56 metres to the east along the nearer edge of the carriageway of Dilworth Lane, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access.
3. No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site.
4. The new estate road/access between the site and Dilworth Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site.
5. No dwellings within the development shall be occupied until the highway improvement works referred to in condition 1 have been constructed and completed in accordance with the agreed scheme. Reason: In order that traffic generated by the development does not exacerbate unsatisfactory highway

conditions in advance of the completion of the highway works.

Note: This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

It is assumed that the intention is for the highway infrastructure within the development site to be adopted by the Highway Authority, in which case an agreement under Section 38 of the Highways Act will be required between the developer and Lancashire County Council.

In terms of highway contributions for sustainable transport measures, based on an accessibility score of 26 and with the proposed breakdown of property sizes, a highway contribution of £85,500 is being requested to fund by means of a Section 106 agreement measures including, but not limited to, the items listed below:

1. Pedestrian facility improvements around the King Street / Market Place / Berry Lane junction.
2. Improvements to the cycle facilities between Longridge and Preston.

If you, or the developer, wish to discuss these matters further then please contact me, details below

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