

Director of Development Services
 Ribble Valley Borough Council
 Council Offices
 Church Walk
 Clitheroe BB7 2RA

Martin Nugent
 01254 828060
 D3/11/1001

2011	
Drafted 28 December 2011	
FOR THE	
ATTENTION OF	

Dear Sir

**Planning Application, Ribble Valley District
 3/11/1001 1 Portfield Bar, Whalley**

I refer to your letter of 12 December 2011 concerning the above application.

I have no objection to the application in principle on highway safety grounds. However, I will require aspects of the access design to be improved prior to any formal consent being granted.

In view of the location of this development on the A680 Accrington Road, where the National Speed Limit is in operation and there is a high volume of passing traffic (a weekday average flow in excess of 10,000 vehicles), the safe operation of the access is clearly a priority.

In this instance, the design must provide sufficient off street parking and manoeuvring space to ensure that all access to and from the highway can be achieved in a forward gear, as vehicles reversing to and from the highway are a hazard to other road users. The proposed design secures a minimum of two car parking spaces, consistent with a three bedroom property, but it is not clear that suitable access in a forward gear could be achieved.

Furthermore, the width of the access must allow vehicles entering the site to pull clear of the highway. The existing access is less than 3m wide and cannot accommodate shared use. A minimum access width of 4.5m is required to extend for a distance of approximately 8m, from the back of footway through to the entrance to the new development.

The widening of the access will require the provision of an additional drop kerb and associated alterations to the existing footway.

If these measures cannot be achieved through the submission of amended drawings the following Conditions should be included in any consent:-

1. The proposed access from the site to A680 Accrington Road, Whalley shall be constructed to a minimum width of 4.5m and this width shall be maintained for a minimum distance of 8.0m measured back from the nearside edge of the carriageway. This is to enable vehicles to enter and leave the premises in a safe manner without causing hazard to other road users.
2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out and be available for use before the development is brought into use. This

is to remove the need for reversing to and from the highway which is a hazard to other road users.

3. The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access. This is to provide the necessary access and to maintain the proper construction of the highway.
4. This consent requires the construction, 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 the Environment Directorate for further information, details below:

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