

Jane Tucker

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**Subject:** FW: Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

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**From:** Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]

**Sent:** 13 April 2012 15:10

**To:** Sarah Westwood

**Cc:** ENV EPP Customer Service Area East

**Subject:** FW: Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

Sarah

The majority of the highway issues relating to this application were agreed in principle by my colleague Martin Nugent in 2009. The development being proposed at that time utilised land on both sides of Chapel Hill, whereas this application relates only to the area of land to the south of Chapel Hill.

The access from Chapel Hill into the development site detailed in drawing number CBO-0037-001 is suitable for a development of this size and for the characteristics of the immediate highway network. I am pleased to note that a 'ghost island' for turning traffic with integral pedestrian refuge island is proposed to allow for the safe movement of vehicles and pedestrians entering and leaving the site. The access road width, radii and visibility splays are all satisfactory. Pedestrian accessibility will also be enhanced with the provision of a new 2m wide footway along the southern side of Chapel Hill from the western edge of the site to no.53 Chapel Hill where it will link into the development site.

Traffic surveys suggest that vehicle speeds passing the site access are generally compliant with the 30mph speed limit on Chapel Hill and I am satisfied that the traffic generated by the proposed development will not cause any capacity issues on the immediate highway network.

I therefore have no objections to this proposal on highway safety grounds subject to the following conditions:

1. Highway improvement works to Chapel Hill at the site access shall be implemented as shown on drawing number CBO-0037-001 providing a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan. Reason: In the interests of highway safety.
2. The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site. Reason: In the interests of pedestrian safety.

The works specified in conditions 1 and 2 will require a Section 278 agreement between the developer and the Highway Authority.

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

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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 stone wall immediately to the west of no 53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number CBO-0037-001. Reason: To improve forward visibility in the interests of highway safety.
5. 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 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, 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.
6. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres. Reason: To enable vehicles and pedestrians to enter and leave the site in a safe manner.
7. The new estate road/access between the site and Chapel Hill 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.
8. No dwellings within the development shall be occupied until the highway improvement works referred to in conditions 1 and 2 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 and in the interests of pedestrian safety.

I would add the following note to any planning consent granted:

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.

Details of the internal highway layout are at present described as 'indicative', however 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.

Regards

16/04/2012

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**From:** Nugent, Martin  
**Sent:** 13 February 2012 10:06  
**To:** Hornby, Mark  
**Subject:** FW: Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

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**From:** ENV EPP Customer Service Area East  
**Sent:** 10 February 2012 08:36  
**To:** Nugent, Martin  
**Subject:** FW: Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

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**From:** Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]  
**Sent:** 09 February 2012 14:04  
**To:** ENV EPP Customer Service Area East  
**Subject:** FW: Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

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**From:** Jane Tucker  
**Sent:** 09 February 2012 14:03  
**To:** LCCHighways ([CustomerServiceEast@lancashire.gov.uk](mailto:CustomerServiceEast@lancashire.gov.uk))  
**Subject:** Consultation on planning application 3/2011/1071 land at Chapel Hill, Longridge

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