

Director of Development Services
Ribble Valley Borough Council
Council Offices
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D3/12/0247

Drafted 16 April 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-0247 land near Sycamore Gardens, Gisburn**

I refer to your letter of 5 April 2012 concerning the above application.

I am recommending refusal of this application on highway safety grounds.

The design of the proposed new vehicular access onto the A682 Hellifield Road from the north of Sycamore Bungalows does not provide a safe means of access. I have concerns regarding the ability of the proposed access to secure the safe movement of vehicles to and from the highway due to its width and the limitations of the visibility splays that can realistically be achieved.

In view of the detrimental impact this proposed development would have on highway safety I am recommending refusal of this Application.

Should a further application be made in relation to this matter, the following rudimentary highway parameters should be considered;

1. The access width must be a minimum of 5.25m for a distance of 10m back from the edge of carriageway. This is to ensure that vehicles can turn off the main carriageway onto the access road without impediment from emerging traffic.
2. The sightlines are to be taken from 2.4m back from the edge of carriageway and must extend for 50m to the south, to include movements at the A59 mini-roundabout and for 70m to the north.
3. The height of the adjacent boundary wall to the south must be reduced and all planting and construction within the visibility splays referred to above, must be maintained at a height below 1.0m.
4. The 50mph Speed Limit transition point is immediately adjacent to the north of the proposed access. There would be conspicuous highway safety benefits for traffic movements to and from the proposed access in relocating this transition point further to the north. It would be consistent with the visibility splay being suggested that it be relocated 70m to the north.
5. The parking layout should incorporate a basic turning head to allow convenient access and manoeuvring from the available spaces.

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