

7716 CS

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

Martin Nugent
01254 828060
D3/12/0797

Drafted 25 September 2012

Dear Sir

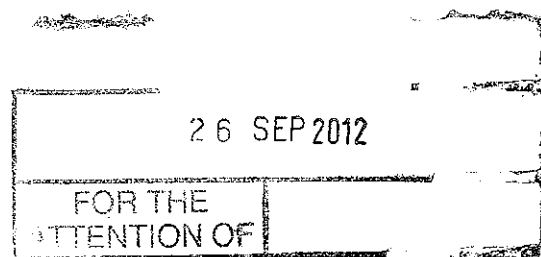
**Planning Application, Ribble Valley District
3/12/0797 land at Southport House, Sawley**

I refer to your letter of 18 September 2012 concerning the above application.

The introduction of 11 caravan units onto the site will result in additional vehicular activity to and from the site and onto Sawley Road. I have no issue with the impact of this development on the safe operation of the adjacent local highway network.

On exiting the site, visibility to the north of the site is restricted by the gable end of Southport House. I have estimated that a visibility splay of approximately 33m, when measured from 2.4m back from the edge of carriageway, can be achieved. Given that there is a 30mph Speed Limit in operation along Sawley Road, I am not satisfied that this is consistent with the SSD (stopping sight distance) set out in Manual for Street 2 and is therefore not acceptable.

However, I accept that I have not surveyed the site access in detail and rather than recommend refusal at this time, I would welcome further discussions or detailed submissions from the applicant concerning this visibility splay.



Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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