

Jane Tucker

From: Claire Booth
Sent: 09 January 2013 11:25
To: Jane Tucker
Subject: FW: Consultation on planning application 3/2012/1048 Sheepfold Farm, Balderstone Hall Lane, Balderstone

Jane - Additional highway response received.

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]
Sent: 07 January 2013 15:11
To: Claire Booth
Cc: ENV EPP Customer Service Area East
Subject: FW: Consultation on planning application 3/2012/1048 Sheepfold Farm, Balderstone Hall Lane, Balderstone

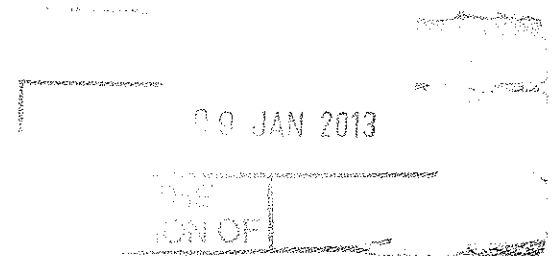
Claire

Whilst I have no objection in principle to a development of this scale at the site, the proposed new access driveway would appear to have poorer sight lines along Balderstone Hall Lane than the existing access which benefits from clear views in both directions. No measured visibility splay is detailed on the submitted plans however I would estimate from my site visit that a maximum of 2m x 30m would be the best that could be achieved at the new access location, which is considerably less than the minimum of 2m x 50m I would consider necessary.

I must therefore recommend a refusal of this application as it stands on highway safety grounds due to insufficient visibility at the proposed new vehicle access.

Regards

Mark Hornby BEng MSc MCIHT
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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 06 December 2012 14:12
To: ENV EPP Customer Service Area East
Subject: Consultation on planning application 3/2012/1048 Sheepfold Farm, Balderstone Hall Lane, Balderstone

<<12 1048 consult highways.pdf>> Please can we have your comments on the above planning application? I have attached the formal consultation letter and here is a link to view the submitted documents on our website <http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2012%2F1048&submit=Go>

09/01/2013