

**Jane Tucker**

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**Subject:** FW: Planning Application No: 3/2013/0100 - Elmridge Farm.

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**From:** Bloomer, David [mailto:David.Bloomer@lancashire.gov.uk]

**Sent:** 13 March 2013 14:11

**To:** Mark Baldry

**Subject:** FW: Planning Application No: 3/2013/0100 - Elmridge Farm.

Afternoon Mark,

I have now had the opportunity to have a look at the application site. The proposal is to increase the number of dwelling at the site brought about by the conversion of 3 barns to 4 dwellings. The proposal has the potential to increase the level of traffic entering /leaving the site which in itself will generate conflict between opposing vehicles entering /leaving the site. Whilst I previously mentioned that this could be addressed by altering the junction, having visited the site it is clear that the sight lines , particularly to the left, are substandard and will require substantial earthworks to remedy. Due to this I would have to recommend refusal on the grounds that the increased traffic would be using a substandard junction to the detriment of the safety of road users.

There may be merit in considering the relocation of the access further north . This would not achieve the necessary sightlines but it would be a significant benefit over the current access and may, subject to design, offer sufficient mitigation to reconsider my recommendation for refusal

*Dave Bloomer  
Developer Support  
Lancashire County Council*