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Your ref:  
Our ref: LHS/CS/3/2016/0204  
Date: 14<sup>th</sup> April 2016

For the attention of Robert Major.

<b>Proposal:</b>	Extension of curtilage, new access onto Kiln Lane (Settle Lane), single storey extension to NW elevation (front) and single storey replacement conservatory to SE elevation (rear).
<b>Location:</b>	Buck House Settle Lane Paythorne BB7 4JD
<b>Grid Ref:</b>	382798 - 451979

With regard to your letter dated the 11<sup>th</sup> March 2016

The Highway Development Control Section does not have any objections in principle to the proposed new access, providing the sight lines to the south west are protected under condition and the existing fencing is removed.

The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "278 agreement".

The shown sight lines of 2.0 x 70m to be provided in both directions from the centre of the new site access onto Kiln Lane.

From observations on site and the information provided on the applicant's site location plan the sight line requirement is fully achievable over the applicants land and the existing adopted highway. The main issue is the removal of the existing fence lines within the shown sightlines.

Where acceptable sight lines at the junction are not provide the Highway Development Control Section would raise an objection to the development in the interest of highway safety

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
2. The existing access shall be physically and permanently closed and the existing verge and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access. Reason: To limit the number of access points and to maintain the proper construction of the highway.
3. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 70 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Kiln Lane, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.  
Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer