

## Nicola Gunn

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**From:** planning  
**Subject:** FW: app3/2016/0717 Oakleigh Longsight Road, Copster Green

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 10 August 2016 08:57  
**To:** Robert Major  
**Cc:** LHS Customer Service; planning  
**Subject:** app3/2016/0717 Oakleigh Longsight Road, Copster Green

Afternoon Robert,

The proposal is for outline permission with all matters reserved except for access. In respect of the proposed access points from Longsight Road I would make the following observations

1 The proposed development is located adjacent to a classified road with a speed limit of 40 mph. A traffic count undertaken in 2013 reveals an 85<sup>th</sup> %ile speed of 42mph west and eastbound which would suggest that a visibility splay of 2.4 m x 120m would be appropriate. The submitted plans should show how these sightlines are to be achieved .

2 the access to the development scales at 4.5m in width from the plan. This would be regarded as too narrow , the minimum carriageway width should be 5.5m with a 2m footway along at least one side.

3 Preference would be for all the proposed units to be served from a single access road. This would maximise the available visibility splay for all residents and reduce the number of vehicular connections on to the highway . Notwithstanding this, the central residential unit fronting Longsight Road is too close to the estate access and would not be acceptable.

4 Provision should be made to enable vehicles to enter and leave the development in forward gear

On the basis of the information submitted I would consider that there is insufficient detail to overcome the concerns listed above and allow a full consideration of the potential access implication would therefore recommend that the application be refused pending further information.

Finally I would also point out that the proposed integral garage facilities are too short and cannot be considered as parking spaces. The minimum dimensions of which should be 6m x 3m. Parking provision for each of the units should be provided in accordance with the Lancashire Parking Standards

**Dave Bloomer**  
**Highways Development Control**  
**Lancashire County Council**