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Your ref:
Our ref: LHS/CS/APP/T2350/W/16/3146390
Date: 15th April 2016

For the attention of Adam Birkett.

Proposal:	Replacement access road onto Stoneygate Lane
Location:	The Paddocks Stoneygate Lane Ribchester PR3 2ZS
App Ref:	APP/T2350/W/16/3146390

With regard to your letter dated the 21ST March 2016.

The Highway Development Control Section comments have not changed since our original response on the 11th January 2016 for planning application 3/2015/0873, regarding the recommended sight lines.

The Highway Development Control Section does not have any objections in principle to the proposed Replacement access road, providing the recommended sight lines can be controlled under condition.

The sight lines of 2.0 x 114m to be provided in both directions from the centre of the new site access onto Stoneygate Lane. The site line requirement is, based on the basic formula for calculating Stopping Sight Distances (SSD) in table 10.1 from Manual for Streets 2, the addition of 2.4m and an the estimated speed of 50 mph.

The applicant should provide accurate details of the required sight line requirement, before determining the application, ensuring the entire sight line requirement is fully over land fully within the applicants control and/or over the adopted highway.

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 continued maintenance of the hedge.

The required sight line requirement may be reduced if the applicant can provide an acceptable traffic study, which indicates the 85th percentile traffic speeds are less than detailed above The traffic study would need to be carried out over a full week by an approved specialist showing the 85th percentile wet road traffic speeds in both directions the numbers of vehicles, types of vehicles and the speed of vehicles passing the proposed new access.

The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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 Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicular crossings.

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 the visibility splays measuring 2.0 metres by 114metres 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 Stoneygate 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.
2. 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 184 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 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.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer