

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)  
Your ref: 2018/0296  
Our ref:  
Date: 23/05/2018

Dear Sirs

**Re:** Planning Application 18/0296

**Address: LAND REAR OF ROCKLEA AND STANDRIDGE WHALLEY ROAD  
BB7 9NA**

**Description: ERECTION OF THREE DETACHED, THREE-BEDROOM  
BUNGALOWS INCLUDING ACCESS.**

With respect to this application we would wish to raise an objection. There are a number of areas of concern regarding this application.

Using Lancashire's Residential Road Design Guide an access drive serving up to 5 dwellings would be expected to have a minimum width of 4.5m, this could include the service strip. The proposed drive measures 3.5m at its narrowest point with no space available for a service strip, should future works be required to the services for the properties, then if the access track was dug up the properties would effectively be cut off by car for the duration of he works.

There would appear to be no provision made for any waste bin storage or a collection point. The collection point should be sufficiently large enough to accommodate at 6 wheeled bins depending upon the collection cycle, the collection point should not impede the access to either the proposed development or the existing dwellings. The Department for Transport's Manual for Streets document would suggest that residents would not be expected to carry waste more than 30m to the collection point and that the collection vehicle should be able to get within 25m of the point.

There are concerns regarding the manoeuvring of vehicles from the driveways Manual for Streets would suggest that a free space of 6m would be expected from the edge of the drive to an obstruction, in order not to hinder movements in or out of the driveway. This has not been achieved at 2 of the 3 dwellings. The parking

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provision for the 3<sup>rd</sup> plot, with the remote car parking space, may not be sufficiently wide enough to allow for the car doors to be opened without fouling against an obstruction such as a fence or hedge it would be expected that an additional 0.6m in width should be provided.

Whilst a turning head has been provided it would appear to be quite tight, a swept path analysis should be provided for a delivery vehicle such as a large delivery van (7.0m x 2.6m) to ensure that it is practical and suitable for purpose. Similarly it is uncertain if a vehicle such as a Fire Engine could be accommodated on the paved area, they would expect 3.7m between the kerbs and sufficient space to walk around the vehicle, whilst attending an incident they are not expected to reverse more than 20m.

The proposed fence to the east of the site will need to be foreshortened by 5m so that other road user either entering the site or pedestrians leaving the adjacent play area can see if a vehicle is about to emerge from the development.

In order to progress the application we would expect a further submission that suitably addresses our concerns outlined above. It should still be expected that if our concerns are allayed then there will be a number of conditions that we would wish to apply to the application.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council