

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 21 November 2018 09:14
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: App3/2018/0914 Lawsonstead Phase 2

Follow Up Flag: Follow up
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Categories: Yellow Category

Morning Stephen,

In 2013 outline planning permission was granted for a residential development of 260 units (3/2013/0137). The site is located on the outskirts of Whalley and sandwiched between Clitheroe Road and the A671 Whalley Easterly Bypass. The proposal was to be completed in 2 phases with the first phase comprising of 54 units with access taken from Clitheroe Road .Work has progressed on Phase 1 and this element of the site would appear to be substantially complete. Phase 2 of the development whilst linking into the estate roads constructed in Phase 1 was also required to provide a signalised access onto The Whalley Bypass prior to work commencing on site. All construction access to phase 2 was to be taken from the new Whalley Bypass junction. This will remain a highway requirement with no vehicular or pedestrian access being taken from the Phase 1 construction (Springwood Drive, Fountain Way).

In addition to the provision of the traffic signal junction there was also an element of S106 funding to enhance and improve traffic movements in Whalley Village and the public realm environment. This was agreed in a S106 agreement signed on the 15th October 2013. The highway contribution agreed was for the sum of £144,500 for proposed works to King Street comprising the following measures

- Works to mini-roundabouts to improve pedestrian amenity and ease movement for vehicles;
- The provision of kerb buildouts to regulate parking;
- The relocation of parking at key pinch point between the hotel and public houses to improve traffic flow and allow widening of narrow footways;
- Improvements to the zebra crossing;
- The provision of footway crossovers;
- The provision of cycle stands;
- The de-cluttering of unnecessary signing ,markings and improvements to street furniture;
- The provision of wide granite kerbs along King Street and improved footway materials;

In addition to the above contributions , the payment of £18,000 was also agreed to be made payable to the County Council for the purpose of funding the County Councils support, promotion,

monitoring and evaluation of the Travel Plan. The County Council no longer has a dedicated Travel Plan service to provide the support and monitoring of a Travel Plan and under the circumstances it is not considered appropriate to request the payment of these fees. Returning to the issues of necessary off site highway works , in addition to the new traffic signal junction mentioned previously the outline planning permission (Condition 13) requires that no more than 55 dwellings shall be occupied until a scheme to construct a layby on King Street, Whalley has been completed. The layby has been constructed by a third party and therefore this would no longer be a requirement of any planning permission that may be granted.

Turning to the proposal in greater detail, the proposal was subject to pre application discussions with the highway authority and various comments were made on the site layout primarily with regard to its suitability for future adoption under a S38 agreement. Unfortunately these comments have not been incorporated into the submitted plans and are therefore highlighted below;

1 the proposed junction tables will need to be reviewed, whilst there is no objection to their location, a number of those proposed would need extending. This would be a detailed design consideration and dealt with as part of the S38 agreement process.

2 A turning head will be required for the cul-de-sac fronting units 30 – 34

3 A 2m footway will be required along the westerly side of the road to the front of units 102 – 109

4 What is the purpose of the layby area to the rear of unit 159?

5 The applicant will need to demonstrate that a vehicle, such as a refuse collection vehicle, can safely access all areas of the site with particular attention to cul-de-sacs and the area to the south west of the site.

Previously I have referred to the S106 contribution and the list of works associated with the agreement. The original list has been reviewed and it is considered that the following works, would benefit highway safety and public amenity in the village.

I have attached a nominal cost associated with each element

- Relocation of parking between the hotel and public houses to aid traffic flow and allow the widening of the narrow footways £50,000
- Improvements to zebra crossing £10,000 by building out the kerb to reduce the crossing length. This will reduce the " in carriageway" time for pedestrians
- Provision of footway crossovers / dropped crossings £10,000 to improve pedestrian linkages between the site and the centre of Whalley
- Provision of cycle stands (£1,000) within the public domain along King Street

Total S106 contribution £71,000. I think that the original trigger point of the occupation of the 55th unit would be a little onerous and on the developer and would therefore suggest that a more appropriate trigger would be the occupation of the 75th dwelling

Subject to the above issues being resolved satisfactorily I would raise no objection to the proposal on highway grounds but should your council be minded to approve this application I would request that the following conditions / notes be attached to any permission that may be granted

1. There shall be no direct pedestrian or vehicular access between the site and Springwood Drive or Fountain Way and to that end a temporary site security hoarding shall be erected before development commences and be maintained on the highway boundary during the full period of construction. Reason: To limit the number of access points to the highway network as an aid to road safety and residential amenity by reducing the likelihood of parking within the completed Phase 1 residential area
2. No part of the development shall be commenced until all the highway works 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. Reason: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users. For the

avoidance of doubt this specifically refers to the formation and construction of the signalised access off the A671 Whalley Bypass and also works to relocate the south west bound bus stop and provide bus shelters and timetable information and boards at the relocated south west bound bus stop and north east bound bus stop in the vicinity of the site on Clitheroe road

- 3 That prior to the commencement of any development an order shall be placed for staff costs, the advertising and implementation of traffic regulation orders for a 20 mph speed limit on the estate roads speed limits
- 4 No part of the development hereby approved shall be commenced until the approved scheme referred to in Condition 2 has been constructed and completed to base course level in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
- 5 Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out. Reason: To promote and provide access to sustainable transport options.
- 6 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; to prevent stones and mud being carried onto the public highway to the detriment of road safety.
- 7 The new estate road/access between the site and A671 Whalley Bypass shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative
- 8 No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - ❖ The parking of vehicles of site operatives and visitors
 - ❖ The loading and unloading of plant and materials
 - ❖ The storage of plant and materials used in constructing the development
 - ❖ The erection and maintenance of security hoarding
 - ❖ Details of working hours
 - ❖ HGV delivery times and routeing to / from the site
 - ❖ Contact details for the site manager

Notes

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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 should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk

For the avoidance of doubt this specifically refers to the formation and construction of the signalised access off the A671 Whalley Bypass and also works to relocate the south west bound bus stop and provide bus shelters and timetable information and boards at the relocated south west bound bus stop and north east bound bus stop in the vicinity of the site on Clitheroe Road

Dave Bloomer
Development Support
Lancashire County Council

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