

Sharon Craig

From: Laura Eastwood
Sent: 17 November 2020 17:21
To: Planning
Subject: FW: Hawthorne Farm Layout Considerations app19/1104

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Please can this email be put on the website, labelled highway comments
Thanks
Laura

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 16 November 2020 11:36
To: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>
Subject: Hawthorne Farm Layout Considerations app19/1104

Morning Laura,

These comments are in respect of the layout of the proposed development and refer to Plan ref HTF.PLO Rev G which I assume is the latest derivation of the proposed site layout.

In my comments dated 5th February I made a number of comments regarding the layout of the proposed development, ideally these comments would have been taken further by having a meeting with the applicant and although this was suggested circumstances prevented this possibility.

Of the 3 areas specifically referred to in my response in February none of these concerns have been addressed they are specifically;

- 1 Provision of turning facilities for the cul-de-sac serving Units 41 -46 . It is noted that the revised plan shows a small turning facility opposite Unit 43 Although this wouldn't be required to be used by a refuse vehicle (the bin collection point opposite Unit 43 bring the bin carry distance down to an acceptable level) The turning facility needs to be checked to ensure that other vehicles, such as store delivery vehicles, will be able to exit the cul-de-sac in forward gear.
- 2 Provision of turning facilities for Units 37 – 40. Currently the reversing distance is over 60m to the junction to the south of the attenuation pond which is unacceptable for highway safety reasons. MfS recommends maximum reversing distances of 20m for fire service vehicles and 12m for refuse vehicles.
- 3 The layout showed a combination of radius and angular junction splays being incorporated into the design of the layout. I have previously stated a preference for a traditional radius junction formation and on the assumption that the estate roads will be offered for adoption through a s38 agreement the preference at that stage will be for a radius arrangement. Consequently the angular style would not be acceptable. Again a meeting to further discuss this would have been preferred but for the avoidance of doubt the specific junctions that would be considered unsuitable are those adjacent to Units 1 / 33 and adjacent to Unit 50 and the attenuation pond.

I have previously requested a swept path analysis for refuse vehicles and although this has been provided (Dwg SCP/18448/ATR01 Rev A) it is based on the angular junction splay layouts as mentioned in point 3 above. Since these are considered unacceptable the exercise should be repeated with required amended radius junction layout .

Turning to the general layout of the proposed development

- a) the carriageway widths for all the lengths of road subject to a s38 agreement (adoption) should be a minimum of 5.5m with 2 metre footways along either side. All footways are to be surfaced . Grass verges would not be acceptable unless specifically agreed during the s38 process.
- b) The footway crossover access arrangement for units 55 – 58 would not be acceptable . The use of a formal radius kerb would be required .
- c) The access arrangement to Units 41 – 45 needs further consideration. Currently the access arrangement is unclear .

dave bloomer
Development Support
Lancashire County Council
www.lancashire.gov.uk

From: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>
Sent: 12 November 2020 16:03
To: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Subject: RE: Hawthorne Farm

Afternoon Dave,
Those are the two specific things I would like you to comment on if possible. It would be very helpful in dealing with the objectors.
I note that you never objected to the principle of the development.
Thanks
Laura

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 12 November 2020 15:52
To: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>
Subject: Hawthorne Farm

Afternoon Laura,

Despite my earlier promises this one appears to have slipped through the net. As far as I am aware I have yet to provide my formal comments on the Technical Note from April and the revised layout plan submitted in September. Apart from commenting on these 2 items is there anything else that you require from me on this application?

dave bloomer
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