

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your 3/2020/0601
ref
Our ref 8th October 2020
Date

Dear Sir / Madam

Application: 3/2020/0601

Application Site: Land at Highmoor Farm Clitheroe

Proposal: Outline residential development up to 125 Units

The proposal is for a residential development of up to 125 units on land at Highmoor Farm off Highmoor Park, Clitheroe. The application is outline with all matters reserved except for access.

It is proposed to access the proposed estate via a new access road following the line of an existing track to the side /rear of 2 and 4 Highmoor Park. The proposed access road will be 7.3m wide at its junction with Highmoor Park with 2m footways either side. Visibility splay swill be 2.4m x 43m in either direction. Highmoor Park , at the site of the proposed access is subject to a 20mph speed limit and is traffic calmed (flat-topped road humps). There is an existing road hump situated on the northbound approach to the proposed junction (adj LC No 3) and this is considered to be too close to the junction therefore it is proposed that this hump is removed and replaced by a junction table at the proposed access. This relocated feature will also benefit pedestrians crossing Highmoor Park by providing a level crossing surface to the footpath link on the west side of Highmoor Park

Taking in to consideration the proposed access details and the prevailing highway conditions, the proposed access would be considered acceptable in principle, subject to detailed design and I would therefore raise no objection to the proposed means of access Subject to the following conditions being attached to any permission that may be granted.

Phil Durnell

Director of Highways and Transport
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Conditions

1 New road built to base course level.

The new estate road between the site and Highmoor Park shall be constructed in accordance with Lancashire County Council's 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.

2 Visibility splays.

No building (or use hereby permitted) shall be occupied (or use commenced) until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have been provided at the access as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3 Site access width.

The proposed access from the site shall be constructed to a width of 7.3m with 2m footways on either side

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

4 Scheme for site access/off-site highway mitigation works.

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

5 Highway works constructed prior to occupation.

No part of the development hereby approved shall be occupied until the highway works relating to the construction of the site access as referred in Condition 4 above have been constructed and completed in accordance with phasing schedule to be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

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.

Whilst it is noted that the application submitted relates to the access details only, the applicant has submitted supporting information in consideration of the impact of the development of the site on the local highway network which includes the submission of a Transport Assessment. Having read through the TA there are a number of errors and assumptions which cannot be supported and I would welcome further discussions with the applicants Transport Consultant to identify and overcome these concerns.

Yours faithfully

**Dave Bloomer
Highways & Transport
Lancashire County Council**