

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
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Your ref 3/2020/0832
Our ref Robert Gregg
Date 23rd November 2020

Dear Rebecca

Application no: **3/2020/0832**

Address: **Hooper Farm and Horton Hall Farm, off Green Lane, Horton, BD23 3JT**

Proposal: **Creation of new road 500 metres long and 3 metres wide to facilitate the modern farming needs of both enterprises**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however issues have been identified that require addressing.

The proposal

The proposed new road will serve two agricultural enterprises, with access being gained from Knott Lane, a classified road namely C595 which is also subject to a speed limit of 60mph. Whilst the justification for the proposal would appear reasonable, the submitted documentation fails to provide great detail and the Local Highway Authority would require further information be provided in the form of detailed plans.

The proposed road is said to be 500m in length and 3m in width, with 1m grass verges at either side along with passing places being spaced at every 50m, when taking all of this into consideration the overall proposal would be for a road measuring 500m in length, 5m in width with 10 passing places and hedgerows at either side of the road.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The Local Highway Authority requests that a more defined drawing be submitted detailing the proposal, including the access point visibility splays and swept path analysis for HGVs before I can provide any further comments.

Construction works to the new access point on Knott Lane are to be carried out under a legal agreement between the applicants and Lancashire County Council under Section 278 of the Highways Act 1980 and therefore if planning approval is granted, then the applicant is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

Conclusion

In accordance with the submitted plans and documentation;

I ask that sufficient information as mentioned above, is provided in support of the development proposal.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
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