

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: highways@lancashire.gov.uk

Your ref: D3.2020.0955.FUL  
Our ref: D3.2020.0955  
Date: 27 November 2020

**FAO: Ben Taylor**

Application number: **2020.0955.FULL**

Address: **The Owls, Wigglesworth Road, Tosside, Skipton.**

Proposal: **New vehicle entrance to allow parking for two cars, landscaping at rear, boundary wall to replace with a gate and new boundary wall constructed.**

I refer to the afore-mentioned application and would like to thank you for the opportunity to comment on the proposal. I have viewed submitted plans and associated scheme related correspondence having the following comment to make with regards to the merits of the proposal:

From a highway perspective, the applicant is seeking planning approval to construct an alternative pedestrian / vehicular point of access onto Wigglesworth Road public highway.

I have no objection to the principle of undertaking access improvements to the afore-mentioned property though I have concerns with regards to the creation, control and management of a number of aspects of the proposal:

- Access arrangements are to be taken from an unmade length of access track providing access to adjacent agricultural pasture.



It should be emphasised that the access track lies beyond the limits of the adjacent adopted highway – managed and maintained by a third party and shown via a submitted location plan to lie outside of the control of the applicant and designated by a blue line boundary.

**Phil Durnell**  
**Director of Highways and Transport**  
Lancashire County Council, PO Box 100, County Hall, Preston, PR1 0LD  
www.lancashire.gov.uk

- The application site has frontage to Wigglesworth Road public highway a rural secondary distributor road having a speed classification of 60mph. The submission of speed survey data would seem to suggest recorded 85<sup>th</sup> percentile speeds on both approaches of – southbound 35.4mph, Northbound 34.3 mph. Such equating to an unobstructed view line of 47 metres. Under the circumstances such is achievable.
- Reference recorded accident collision data would indicate the occurrence of a single recorded accident within 60 metres of the application site – loss of control / driver undue care and attention being contributing factors.
- The submission of a proposed schematic plan indicates construction of an area of hardstanding with parking provision for two vehicles. There would appear to be little if any provision for the turning of vehicles within curtilage there by facilitating access / egress from the site using a vehicles forward gear.
- The application site already has significant established access and parking provision. Under the circumstances, if it was felt a need to increase parking opportunities within the application site – further thought to be given to improved use of the same.



- Applicant to confirm the reason for creation of a secondary point of access.
- Limiting the number of access points onto a highway restricts the number of points where vehicular conflict can occur. It is therefore in the interests of road safety that this practice continues wherever possible. I would wish to see this application resisted on highway safety grounds, particularly as there appears to be an established means of access serving the unit.

### **Conclusion:**

Lancashire County Council takes its responsibility seriously with respect to the current and future use of the highway network. In reaching our position with regard to this development proposal, LCC have conducted a review of submitted information presented. With consideration of all of the information provided by the applicant to date Lancashire County Council consider there to be substantial highway related impacts associated with this development as currently presented.

The highway authority is therefore unable to support this application at this stage of the planning process though it should be emphasised that they would be prepared to reconsider any proposal for the site through the submission of further supporting documentation that overcame all of the issues previously outlined.

I hope the above is of assistance in your council's determination of the application.

Yours faithfully

A handwritten signature in grey ink that reads "M Doran". The signature is written in a cursive style with a large, stylized 'M' and a clear 'Doran'.

Michael Doran  
Highways & Transport  
Lancashire County Council