

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0549
Our ref D3.2021.0549
Date 18th June 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0549**

Address: **Riverside 5 Browgate Sawley BB7 4NB**

Proposal: **Proposed erection of gates and wall.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Advice to Local Planning Authority

The Local Highway Authority (LHA) have been consulted on an application for the proposed erection of a gate and a wall at Riverside, 5 Browgate, Sawley.

The site is accessed off Browgate which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Studio Charrette drawing number 123-PL-EXT-01-A titled "Proposed Plan and Elevation" and understands that the gate will be set back a distance of 2m from the highway.

Usually, the LHA would require a gated access to set back a distance of 5m from the highway, however in this instance the LHA will accept the shortfall. This is because, through using digital mapping software, the LHA are aware that a neighbouring

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dwelling currently utilises a gate which is set back a similar distance from the public highway.

Not only this but Browgate is a lightly trafficked, unclassified road and therefore the impact of the use of the gate, is unlikely to be detriment to highway safety. As a result, the LHA have no objection to the proposal.

The LHA will however, require the Applicant to agree with the LHA a Section 142 agreement of the Highways Act. This is because currently the grass verge outside the dwelling containing a different variety of plant species is part of the adopted highway. The LHA are concerned that any informal measures applied by the Applicant previously to maintain the verge outside the dwelling will cease once the wall is built around the Applicants land.

Therefore, the LHA are concerned that if the grass verge is not maintained then it could hamper vehicular visibility near a slight bend in the road, which would be detriment to highway safety.

As a result, to prevent any highway safety concerns associated with the existing, adopted grass verge, the LHA require the Applicant prior to any works commencing, to agree a Section 142 agreement with the LHA.

The agreement form, which will be emailed to the Local Planning Authority for the Applicant to complete separately and will cost £100, will legally bind the Applicant to maintain the grass verge following the proposal.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council