

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0637
Our ref D3.2021.0637
Date 18th August 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0637**

Address: **The Rann Saccary Lane Mellor BB1 9DL**

Proposal: **Retention of unauthorised proposed field gate access.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the retention of an unauthorised proposed field gate access at The Rann, Saccary Lane, Mellor.

The LHA previously responded to the application on 5th August 2021, requesting the Applicant to submit further information regarding the site access and the sites vehicular visibility splays.

The Applicant has now submitted Peter Hitchen drawing number PHA/615_100 Rev A titled "Site Plan" and so the LHA has reviewed the drawing below.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Site Access

The LHA understands the access is directly off Saccary Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed Peter Hitchen drawing number PHA/615_100 Rev A titled "Site Plan" and understands that the access is 4m wide and the gate is setback a distance of 6m from the public highway. The LHA, as a result, are now satisfied that the access arrangements complies with the LHAs guidance and so have no further comments to make.

However, for the LHA to fully support the creation of a new access, the LHA require the access to be able to achieve the minimum vehicular visibility splays as set out in Lancashire County Councils guidance titled "Creating Civilised Streets." For a 60mph road, the LHA require minimum vehicular visibility splays of 2.4m x 214m in both directions.

The LHA have reviewed the revised drawing titled "Site Plan" and understands that the access can achieve maximum visibility splays of 2.4m x 65m to the left of the access and 2.4m x 36m to the right of the access. Therefore, there is a shortfall of 149m to the left and 178m to the right.

For the LHA to consider accepting the visibility splays below those identified in the guidance titled "Creating Civilised Streets," a speed survey demonstrating the 85th percentile speeds should be submitted.

A speed survey can be undertaken by a private, survey company who are able to complete these surveys without a permit from the LHA.

Following the submission of a speed survey, the LHA will be in a better position to assess whether the LHA accept the maximum visibility at the sites access, as set out on the drawing.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council