

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0637
Our ref D3.2021.0637
Date 29th October 2021

FAO Laura Eastwood

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

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

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 18th August 2021 requesting the Applicant to submit a speed survey to support the vehicular visibility splays of the proposed access. Since then the Transport Consultant, Traffic Serve, have undertaken a speed survey in the vicinity of the site access with the data collected being analysed below.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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 are satisfied that the access arrangements complies with the LHAs guidance and so have no further comments to make.

The LHA are also aware that the Applicant has employed a Transport Consultant, Traffic Serve, to undertake a speed survey within the vicinity of the proposed access. The speed survey was undertaken between 17th September to 23rd September 2021.

The survey, which can be viewed on the LPAs website, found 85th percentile speeds of 24.4mph to the left and 24.5mph to the right of the proposed access. For the site, therefore, to comply with the LHAs guidance titled "Creating Civilised Streets," the access is required to provide minimum visibility splays of 2.4m x 33m in both directions.

The LHA have reviewed Peter Hitchen drawing number PHA/615_100 Rev A titled "Site Plan" and understands that the site can provide visibility splays of 2.4m x 65m to the left and 2.4m x 36m to the right of the access. Therefore, the site complies with the LHAs guidance and so have no objection to the proposal.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number PHA/615_100 Rev A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 6 metres of the highway boundary, nor shall any be erected within a distance of 6 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

3. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 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.

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 6 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informatives

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developer@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on hsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council