

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0760
Our ref D3.2021.0760
Date 11th August 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0760**

Address: **Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads**

Proposal: **Changes to planning permission 3/2018/0914 for the erection of 188 new dwellings. House type C (Plots 73, 74, 75, 80, 81, 82) 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. House type D (Plot 157) has increased in area from 101m2 to 108.9m2. House type E (Plots 79, 86, 99, 102, 109, 113 previously House type D) to be replaced with a new 4 bed wide frontage house type. This means that the overall mix of property sizes remains unchanged. House type K (Plots 35, 36, 143, 144, 145, 146, 147) this property has slightly increased in footprint and a further window has been added to bedroom 2. Changes to layout: rearrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent.**

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.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the amendments to planning application 3/2018/0914 for the erection of 188 dwellings at Springwood Drive, Whalley.

Site Access

The amendments to the plans will not alter the access to the site which has been approved under application reference 3/2018/0914 and so the LHA have no comments to make regarding the site access.

Internal Layout

The LHA are aware that Plots 79, 86, 99, 102, 109 and 113 will change from a 3-bed to a 4-bed dwelling. For the Plots to comply with the Joint Lancashire Structure Plan, the LHA require a 4-bed dwelling to provide 3 car parking spaces.

The LHA have reviewed PRP drawing number Rev F titled Proposed Site Plan and understands that Plots 86, 102, 109 and 113 are able to provide an additional space on the driveway which complies with the LHAs guidance. However, Plots 79 and 99 can only provide 2 spaces- one space on the driveway and one space in the single garage. The LHA, as a result, require a revised plan showing these Plots are able to provide 3 car parking spaces.

The need for, in particular Plot 79, to provide 3 car parking spaces to fully comply with the Joint Lancashire Structure Plan is important because the dwelling is located adjacent to a turning circle which will be used by delivery and emergency vehicles when visiting neighbouring dwellings. Therefore, the LHA are concerned that a shortfall in parking in this location is likely to lead to vehicles parking in the turning head making the turning head unusable. This could lead to large vehicles having to reverse a significant distance to the next turning head, to be able to exit the site in a forward gear, which will be detrimental to highway safety.

As a result, the LHA require the Applicant to provide a revised plan showing that the Plot is able to provide 3 car parking spaces or the LHA advise that the Plot remains a 3 bed dwelling as original planned under application reference 3/2018/0914.

Other Amendments

The LHA have no objection to the other planned amendments at the site which includes amending Type C from a 4 bed dwelling with an integral garage to a 3 bed dwelling without a garage; Plot 157 increasing in size; an additional window being added to bedroom 2 at Type K and changes to the layout at plots 82-84.

Yours faithfully

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