

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0760
Our ref D3.2021.0760
Date 26th November 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

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.

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 a re-consultation for the amendments to planning application 3/2018/0914 for the erection of 188 dwellings at Springwood Drive, Whalley.

The LHA previously responded to the application on 11th August 2021 requesting further information regarding the parking arrangements for Plots 79 and 99, with the Plots not complying with the parking guidance as found in the Joint Lancashire Structure Plan.

The Agent has now supplied the LHA with an amended plan provided by PRP drawing number Rev H titled "Proposed Site Plan (GF Plans)". This will be reviewed below.

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 H titled "Proposed Site Plan (GF Plans)" and are satisfied that Plots 79, 86, 99, 102, 109 and 113 are able to comply with the LHAs parking standards and so the LHA have no further comments to make.

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.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PRP drawing number Rev H. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally

(and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council