

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1153
Our ref D3.2021.1153
Date 8th December 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1153**

Address: **land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn, following refused applications 3/2019/0498 and 3/2020/0145.**

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 an application for the erection of a dwelling at the land adjacent to number 9 Old Road, Chatburn.

The LHA understands that the application has been refused on two occasions by the Local Planning Authority (LPA). Once under application reference 3/2019/0498 on 22nd July 2019 and under application reference 3/2020/0145 on 11th June 2020. All for the erection of one dwelling at the site.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands that the site will be accessed directly off Old Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the proposed access, as shown on Stanton Andrews drawing number 02 Rev F titled "Site Plan As Proposed" and are satisfied that the access arrangements complies with the LHAs guidance.

However, the LHA require a visibility splay drawing at the site access showing that the access can achieve the minimum vehicular visibility for a 30mph road, as defined in the LHAs guidance titled "Creating Civilised Streets."

In the LHAs guidance, the LHA require a new access directly off a 30mph road to achieve the minimum vehicular visibility of 2m x 43m in both directions. These should be shown on a revised drawing.

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.

Furthermore, the LHA have reviewed Stanton Andrews drawing number 02 Rev F titled "Site Plan As Proposed" and are aware that there will be a 1.8m high fence to the right of the access, separating the proposed dwelling and number 9 Old Road.

The LHA are aware that the 1.8m high fence will be located within the site's visibility splays. Therefore, the LHA remind the Agent that should a revised drawing showing the sites visibility splays be submitted and the LHA accept the drawing, the LHA will condition that anything within the splays is reduced to a height no higher than 0.9m to allow for vehicles to clearly view the public highway. This will include reducing the height of the fence.

Internal Layout

The LHA have reviewed Stanton Andrews drawing number 02 Rev F titled "Site Plan As Proposed" and are satisfied that the parking arrangements complies with the LHAs guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make regarding parking.

Conclusion

The LHA require a drawing showing the site can achieve the minimum vehicular visibility as defined in the LHAs guidance titled "Civilised Streets." Once a drawing is submitted showing the sites visibility splays, the LHA will be in a better position to fully assess the application.

Yours faithfully

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