

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0535  
Our ref D3.2022.0535  
Date 17<sup>th</sup> August 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0535**

Address: **Land Adjacent to Woodacre Cottage Fleet Street Lane Ribchester  
PR3 3ZA**

Proposal: **Outline application for the erection of 1 detached dwelling with all  
matters reserved save for 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 an outline application (all matters reserved except access) for the erection of one detached dwelling at the land adjacent to Woodacre Cottage, Fleet Street Lane, Ribchester.

#### **Site Access**

The LHA are aware that the proposed dwelling will be accessed from Fleet Street Lane which is a B classified road subject to a 60mph speed limit.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The LHA have reviewed drawing number HAM/2022/01 and are aware that proposal will create a new access to serve the proposed dwelling. The LHA have reviewed the access width and are aware that the width complies with the LHAs guidance when serving a single dwelling.

However, for the LHA to support the creation of a new access on a 60mph road a visibility splay drawing is required. The LHA remind the Agent that an access served off a 60mph road is required to provide visibility splays of 2m x 214m in both directions to comply with the LHAs guidance.

Should the access not be able to achieve the minimum visibility, the LHA require a speed survey to be conducted evidencing the 85<sup>th</sup> percentile speeds along Fleet Street Lane within the vicinity of the site access. A visibility splay drawing should also be submitted to complement the findings.

### **Internal Layout**

The internal layout of the site will be determined during the reserved matters stage.

### **Conclusion**

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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