

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2022/0537  
Our ref D3.2022.0537  
Date 13<sup>th</sup> July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0537**

Address: **Land Adjacent to Ferns Northcote Road Langho BB6 8BG**

Proposal: **Proposed residential development of 8 detached dwelling houses.**

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 8 detached dwellings at the land adjacent to Ferns, Northcote Road, Langho.

The LHA are aware of the recent planning history at the site, with it being listed below:

3/2015/0610- Temporary change of use of land forming yard compound area for builders ancillary use and 2No supporting access points at Laycocks Farm (Ferns) and St Michaels Lodge (works relating to planning permission 3/2013/0874). Permitted 01/12/2015.

---

**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

## **Site Access**

The LHA are aware that the site will be accessed off Northcote Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed PAB drawing number 2203-P2-03 titled "Proposed Site Layout" and require a swept path drawing to be submitted showing a refuse vehicle using the access. The LHA require a swept path drawing to be submitted to ensure that the access width is adequate for two- way movements to occur even when a large vehicle is using the access.

The LHA have also reviewed the drawing and are aware that vehicular visibility splays of 2.4m x 60m are provided in both directions. While the LHA are able to accept the splay to the left of the access, the LHA require the splay to the right to be redrawn. This is because the splay overlooks third party land which the LHA are unable to accept. This is because the Applicant is unable to prevent any obstructions which would hamper visibility to be implemented.

The LHA also inform the Agent that the minimum visibility for a 30mph road the LHA accept is splays of 2.4m x 43m in both directions.

The LHA have further reviewed PAB drawing number 2203-P2-03 titled "Proposed Site Layout" and are aware that the access will be gated at a setback distance of 9.525m from the public highway. The LHA advise the Agent that should the internal layout be adopted by the LHA, the gate is required to be removed.

To ensure that the LHA know whether the internal layout is up for adoption by the Applicant a short statement should be submitted documenting whether the site will be a private or public development.

Furthermore, the LHA are aware that footways will be provided in both directions at the site access. The footway to the left will connect to the existing while the footway to the right will end at the Ferns. However, to ensure symmetry the LHA require the proposed footways to be a minimum of 2m wide in both directions.

## **Highway Safety**

There have been two recorded Personal Injury Collisions (PICs) within 200m of the application site in the last five years.

The LHA are aware that one of these PICs which occurred in March 2022 was fatal and involved a pedestrian and a vehicle, 43m from the junction between Whalley Road and Northcote Road.

While the LHA are aware of these PICs, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

### **Off-site Highway Impacts**

The LHA have reviewed the conditions along Northcote Road and are aware, as seen on Google Streetview with the images taken on June 2022, that on-street parking occurs along the frontage of the existing residential dwellings.

To ensure that the carriageway is suitable for large refuse vehicles accessing the new development, the LHA are requesting that a swept path drawing is submitted showing the refuse vehicle using Northcote Road and turning into the access.

The swept path should show obstructions such as parked vehicles parked along Northcote Road. The LHA will accept the same number of parked vehicles as shown on the Google Streetview image.

Should the carriageway be narrow due to these obstructions, the LHA will request that the carriageway is widened by a further 0.5m to ensure that two-way movements can occur along Northcote Road. This will mean that the access will be setback further into the site.

### **Internal Layout**

The acceptability of an adopted road layout is subject to a Section 38 agreement in accordance with the Highways Act (1980). In order for the site to be suitable for adoption, the internal layout must be designed fully in accordance with the LHAs guidance.

The LHA have studied PAB drawing number 2203-P2-03 titled "Proposed Site Layout," which details the site layout and require a few amendments before the internal layout is at an adoptable standard. This is because of the following, which will be discussed below.

Should the site remain private, as discussed in the Site Access section, a short statement documenting this is required but the concerns addressed below are still required to be resolved.

### **Internal Carriageway**

The LHA will require the carriageway throughout the site to measure 5.5m wide and have 2m wide footways either side. This should be consistent throughout the site.

To ensure that the minimum width of the carriageway and the layout is adequate, a swept path analysis drawing showing a refuse vehicle using the internal layout is required. The drawing should also show how the refuse vehicle will use the turning head to exit the site in a forward gear.

### **Parking**

The LHA have reviewed the parking arrangements for the 8 4-bed dwellings on PAB drawing number 2203-P2-03 titled "Proposed Site Layout" and in the supporting

documents and are aware that the plots all comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will should the issues above be addressed condition that an Electric Vehicle charging point is provided on the driveway or garage of each dwelling and cycle storage space within the garages are provided.

### **Sustainable Transport**

The LHA are aware that the site is located within close proximity of local bus stops which serve neighbouring towns such as Blackburn and Clitheroe via the number 22 bus service.

To ensure safe passage to both of the bus stops along Whalley Road for all pedestrians, the LHA will request that tactile paving is provided where the closest bus stop is located. This is to the right of the junction between Northcote Road and Whalley Road.

The tactile paving will allow visually impaired pedestrians to safely cross the carriageway either to access the other bus stop or for leisure reasons.

The site is also located within 250m of Langho railway station which serves hourly services along the Rochdale Line. Therefore, due to the site having a fair range of public transport links the LHA deem the site to be in a sustainable location.

### **Conclusion**

The LHA require the issues above to be addressed before the LHA can support the application.

Yours faithfully

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