

Development Control
Ribble Valley Borough Council

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Your ref: 22.0852
Our ref: D3.22.0852
Date: 4th January 2023

App no: 22.0852

Address: Proposed new field access onto highway including creation of culvert

Proposal: Cragg House Farm Collins Lane Chipping

Further to my previous comments, additional information is submitted to support the principle of the new access.

This application seeks to provide an additional access on Fiddler's Lane sited approximately mid-point between the existing accesses. Public footpath 3-12-FP-100 joins Fiddler's Lane near to the proposed new access to the south side of the field boundary.

Fiddler's Lane is classified C566 and subject to the national speed limit. The visibility splay for a national speed limit is X2.4m by Y215m in both directions along Fiddler's Lane. The submitted visibility splay drawing demonstrates that the splays lie across land within the control of the applicant, but it would require significant sections of vegetation to be removed or maintained below 1m high in perpetuity.

There is no objection to the proposal. The following conditions are requested.

1. Prior to commencement a scheme for the new access shall be submitted to an approved by the Local Planning Authority (see informative notes) and constructed thereafter in accordance with the approved plans.
2. Any gates shall be set back by at least 12m from the edge of the highway and shall open inwards to the site.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Fiddler's Lane to points measured 215m to both sides along the nearer edge of the carriageway of Fiddler's Lane, from the centre line of the

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Director of Highways and Transport

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access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Informative note

4. The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .
5. The grant of planning permission will require the applicant to gain approval from Lancashire County Council Flood Risk Team to culvert the watercourse beneath the new access.

Kelly Holt
Highway Development Control Engineer
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