

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/0015  
Our ref: D3.2023.0015  
Date: 14<sup>th</sup> April 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0015**

Address: **Laneside House Settle Road Bolton by Bowland BD23 4SL**

Proposal: **Proposed new driveway access from Settle Road.**

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.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a re-consultation for a new secondary access at Laneside House, Settle Road, Bolton by Bowland.

The LHA previously responded to the application on 24th March 2023, requesting further information regarding the proposed access's visibility splays.

Since then, the Agent has provided the LHA with drawing number LH-ND-003- A titled "Proposed New Access Settle Road C590." This will be reviewed below.

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



### **Site Access/ Internal Layout**

The LHA are aware that the dwelling will continue to be accessed off Settle Road which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed drawing number LH-ND-003-A titled "Proposed New Access Settle Road C590" and are aware that the proposed new access is located approximately 45m north-east of the existing access which has already been stopped up.

The LHA have further reviewed drawing number LH-ND-003-A and are aware that the proposed access will be 9m wide and will then reduce to approximately 3.5m wide, a distance of approximately 2.7m away from the adopted highway. This complies with the LHAs guidance when serving a single dwelling.

The LHA have further reviewed the supporting information and understands that a traffic survey was undertaken at the proposed access, to assess the 85<sup>th</sup> percentile speeds along Settle Road.

The traffic survey was conducted between 18<sup>th</sup>- 24<sup>th</sup> November 2020 and the survey found that the 85<sup>th</sup> percentile speeds were 43.5mph north eastbound and 44.7mph south westbound. This means that the site is required to provide visibility splays of 2m x 117m to the east and 2m x 123m to the west of the proposed access.

These visibility splays are shown on drawing number LH-ND-003-A titled "Proposed New Access Settle Road C590" and so the LHA have no objection to the proposal.

The LHA do inform the Applicant that a Section 278 agreement is required when creating the access.

The LHA are also aware by undertaking a site visit and reviewing Google Streetview that Laneside Farm, which is adjacent to the site has an unauthorised access track located off Grunsagill Road, an unclassified, 60mph road.

The LHA require a full application to be submitted regarding the unauthorised access and track which serves the stables at the farm or an enforcement notice could be served.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number LH-ND-003-A titled "Proposed New Access Settle Road C590" have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 117 metres eastbound and 2 metres by 123 metres westbound have been provided at the site access. These shall thereafter be



permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. The surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

### **Informatives**

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.



Yours faithfully

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

