

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0038
Our ref: D3.2023.0038
Date: 14th February 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0038**

Address: **Brentwood Pendleton Road Wiswell BB7 9BZ**

Proposal: **Proposed new vehicular 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 application for a proposed new vehicular access at Brentwood, Pendleton Road, Wiswell.

Site Access/ Internal Layout

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

Lancashire County Council

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



The LHA have reviewed the drawing titled "Proposed Vehicular Access "and are aware that the proposed access will be 6m wide, which complies with the LHAs guidance when serving a single dwelling.

However, the LHA have reviewed the drawing titled "Visibility Splay" and are aware that the drawing shows that the proposed access can achieve visibility splays of 90m to the left and 60m to the right of the access. These visibility splays do not comply with the LHAs guidance, which requires an access served off a 60mph road to provide visibility splays of 2m x 214m in both directions.

Should the proposed access not be able to achieve the minimum visibility splays, the LHA require a traffic survey to be conducted, showcasing the 85th percentile speeds within the vicinity of the access. These 85th percentile speeds should then be used to coordinate the required visibility splays.

The LHA also require a justification statement stating the need for another access at the site and whether the existing access will be made redundant as part of the application or whether the access will still be in use should the application be permitted. The LHA require this because the LHA prefer if accesses located off a high-speed road are kept to a minimal.

Conclusion

The LHA advise the Applicant to withdraw the application and continue to just use the existing access. This is because the visibility splays, especially to the right of the proposed access, are likely to be obstructed by vegetation which are higher than 1m, located within third party land or the highway verge. This means that the Applicant will be unable to maintain the visibility splays with them being not within their control and so the obstructions on a high-speed road will persist.

Alternatively, the Applicant can submit further information with all the LHA requirements to ensure that the access is safe and suitable, mentioned above.

Yours faithfully

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

