

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0038
Our ref: D3.2023.0038
Date: 11th April 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

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 proposed new vehicular access at Brentwood, Pendleton Road, Wiswell.

The LHA previously responded to the application on 14th February 2023 requesting further information regarding the proposed access's visibility splays.

Since then, a traffic survey has been conducted within the vicinity of the proposed access. The traffic survey was undertaken between 26th February- 4th March 2023.

Lancashire County Council

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



The traffic survey has also been complimented with the amended drawing titled "Amended Site Plan" and a visibility splay drawing provided by CTS Traffic and Transportation titled "Proposed Access Pendleton Road. Wiswell. Clitheroe Visibility Splays." All this information and the amended drawings will be reviewed below.

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.

The dwelling already has access to a vehicular access, but the Applicant wants to create a secondary access so that it is closer to the dwellings workshop which is used to store work equipment for the Applicant, as explained in the Justification Statement.

In any case, the LHA have reviewed the amended drawing titled "Amended Site Plan" and are aware that the proposed access has been relocated 7m from the southern boundary of the site. The access will remain 6m wide which complies with the LHAs guidance when serving a single dwelling.

The LHA have also reviewed the traffic survey which was undertaken within the vicinity of the site between 26th February- 4th March 2023. The traffic survey found that the 85th percentile speeds along Pendleton Road were 29.76mph northeast bound and 28.8mph southwest bound. As a result of the posted 85th percentile speeds, the LHA require the proposed secondary access to provide visibility splays of 2m x 43m in both directions, for the access to comply with the LHAs guidance.

To compliment the traffic survey and the 85th percentile speeds, the Agent has submitted CTS Traffic and Transportation titled "Proposed Access Pendleton Road. Wiswell. Clitheroe Visibility Splays," which shows that the proposed access can provide visibility splays of 2m x 43m in both directions. This complies with the LHAs visibility splay guidance.

However, by reviewing the visibility splays, the LHA are aware that both sets of splays overlook the neighbouring dwellings land in both directions which is unacceptable.

Usually, the LHA would request that the visibility splays are redrawn before the application is determined. But in this case the LHA will place a suitable condition on the application for a revised visibility splay drawing to be submitted should the application be permitted by the Local Planning Authority. This is because the visibility splays can be redrawn to the centre of the carriageway meaning that the splays will not overlook third party land. The Agent/ Applicant is able to do this because of Pendleton Road being a single-track carriageway and so the LHA are able to accept visibility splays to the centreline of the adopted highway.

The LHA also inform the Agent/ Applicant to create the access, a Section 278 agreement is required with all the details being included in the informative below.



Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing titled "Amended Site Plan" 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 43 metres 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. 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).

4. 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, 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

