

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0142
Our ref: D3.2023.0142
Date: 2nd June 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0142**

Address: **The Hawthorns West Bradford Road Waddington BB7 3JE**

Proposal: **Demolition of existing dwelling. Creation of two new semi detached dwellings with associated access, parking and garden areas.**

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 a re-consultation for the demolition of an existing dwelling and the creation of two dwellings at The Hawthorns, West Bradford Road, Waddington.

The LHA previously responded to the application on 20th March 2023, requesting further information regarding the proposed access visibility splays and the parking arrangements at the site. Since then, the Agent has submitted Peter Hitchen drawing number A1.5 titled "Proposed Site Plan 1 Revision 1," which will be reviewed below.

Lancashire County Council

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



Site Access

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

The LHA have reviewed Peter Hitchen drawing number A1.5 titled " Proposed Site Plan 1 Revision 1" and are aware that the existing access will be recentred to serve both dwellings. The LHA have reviewed the proposed access and are aware that the access width complies with the LHAs guidance when serving two dwellings.

The LHA are also aware that access can provide visibility splays of 2.4m x 43m in both directions, which complies with the LHAs guidance.

Internal Layout

The LHA have reviewed Peter Hitchen drawing number A1.5 titled "Proposed Site Plan Revision 1" and are aware that 2 car parking spaces can still only be provided for each 4-bed dwelling. This does not comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan with the LHA requiring 3 car spaces to be provided for each dwelling.

As a result, the LHA still require a revised site plan to be submitted showing that 3 car parking spaces can be provided for each dwelling. This can be achieved by relocating the footprint of the proposed dwellings a further 2.4m from the adopted highway to provide the additional space.

Unfortunately, due to the site not being in a sustainable location, with there being no bus stops located within 400m of the site and the LHA not wanting the site to provide the shortfall of parking on-street due to this restricting the operation of West Bradford Road, to only allowing one-way movements to occur simultaneously, the LHA are requesting that the full quota of parking is adhered to.

The LHA have further reviewed Peter Hitchen drawing number A1.5 titled "Proposed Site Plan Revision 1" and welcome the widening of Public Footpath FP0343023. The LHA do still advise the Agent that a diversion order may still be required given that the Public Footpath is not located on its definitive line.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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

