

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0323
Our ref: D3.2023.0323
Date: 13th July 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0323**

Address: **Hillside Moor Lane Wiswell BB7 9DG**

Proposal: **Replacement dwelling and relocation of vehicle 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 the proposed demolition and replacement of a dwelling and the relocation of the site access at Hillside, Moor Lane, Wiswell.

The LHA previously responded to the application on 21st April 2023 advising refusal, due to the access not providing adequate visibility to make the proposed access safe and suitable for its use.

Since then, a revised drawing has been submitted, Eddisons drawing number 4010-F01 Rev A titled "Proposed Visibility Plan." This will be reviewed below along with all the other supporting information.

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 existing dwelling is located off Moor Lane, which is an unclassified road subject to a 30mph speed limit.

Moor Lane is a single-track road, with no footways or streetlights and provides formal and informal passing places along the adopted highway to allow two-way movements to occur. The closest passing place to the site, is located opposite the Bonnie House residential properties.

The LHA are aware that the proposal is aiming to relocate the site access 30 metres west of the existing vehicular access, as shown on Eddisons drawing number 4010-F01 Rev A titled "Proposed Visibility Splay."

The proposed site access will be located adjacent to the existing passing place opposite the access which serves Bonnie House residential properties. The LHA during the pre-application stage did have concerns regarding the proposed access compromising the use of the passing place, which would in effect have a detrimental impact on road users using Moor Lane.

However, the Transport Consultant has submitted Eddisons drawing number 4010-SP01 titled "Swept Path Analysis" which shows that the access will not compromise the use of the passing place, with a large vehicle able to use the passing place while another vehicle passes.

The LHA have further reviewed Eddisons drawing number 4010-F01 Rev A titled "Proposed Visibility Splay" and are aware that the access width complies with the LHAs guidance when serving a single dwelling.

Furthermore, the LHA are aware that the proposed access can provide visibility splays of 2m x 17m in both directions. While these visibility splays do not comply with the LHAs guidance, which requires the access to provide visibility splays of 2m x 43m given the speed of Moor Lane, the LHA will accept the shortfall. This is because the LHA are aware that given the alignment and nature of Moor Lane, speeds are going to be lower than the existing 30mph speed limit. Should a traffic survey be conducted, 85th percentile speeds are likely to be at a maximum of 15mph, which equates to the access requiring to provide visibility splays of 2m x 17m in both directions. These splays are shown on Eddisons drawing number 4010-F01 Rev A and can be achieved by clearing the vegetation located in the splays.

The LHA will condition that a maintenance plan for the vegetation located in the visibility splays is provided to ensure that no vegetation grows higher than 0.6m, as expressed on the drawing.

The clearing of the vegetation and the creation of the access will be subject to a Section 278 agreement.

To further provide the justification for the relocation of the site access, the LHA are aware that the visibility splays are an improvement on the existing access. Therefore, for this and the reasons highlighted, the LHA have no objection to the proposal.

Internal Layout

The LHA have reviewed Eddisons drawing number 4010-F01 Rev A titled "Proposed Visibility Splay," and are aware that the proposed access can provide 3 car parking spaces for the 4-bed dwelling which complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will condition that a minimum of one car parking space has access to an electric vehicle charging point.

Construction Phase

Should the application be permitted by the Local Planning Authority (LPA), the LHA require the Applicant to contact the Lead Local Flood Authority with construction works likely to occur within 5m of a watercourse. Please see the informative below for more information.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works (clearing of the vegetation located within the sites visibility splays) of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Eddisons drawing number 4010-F01 Rev A 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).

4. No building or use hereby permitted shall be occupied or use commenced until the verge has been reinstated, where any vehicle crossovers are redundant, in accordance

with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

5. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 17 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).

6. No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

7. 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).

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Eddisons drawing number 4010-F01 Rev A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

9. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

10. The surface water from the approved driveway 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.

Informatics

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.

For development proposals where road construction will take place over a watercourse the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. For those private streets that are intended to be offered for highway adoption it should be noted that the Highway Authority will not adopt streets that have been subject to unconsented water course works. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Yours faithfully

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