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Ref No:
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Date:

Pre-app
Ryan Derbyshire
22nd September 2022

PRE-APPLICATION ADVICE

Location

Land adjacent to 110 Ribchester Road, Clayton Le Dale, BB1 9EE

Description of proposals

This draft outline planning application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants and seeks outline planning permission with all matters reserved except access for one self-build dwelling.

Highway Advice

Introduction

The Local Highway Authority (LHA) are in receipt of a pre-application for a proposed outline application with all matters reserved except access for a single dwelling at the land adjacent to 110 Ribchester Road, Clayton Le Dale.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2021/0600- Discharge of condition 7 from planning permission 3/2020/0807 (scheme for construction of site access and the off-site works of highway improvement). Permitted 20/07/2021.

3/2020/0807- Proposed agricultural building for the housing of sheep, cattle and storage of farming equipment. New farm track and concreting. Permitted 26/01/2021.

Site Access

The LHA are aware that the proposed dwelling will utilise an existing access which is located off Ribchester Road, which is a B classified road subject to a 30mph speed limit.

The LHA are aware that the access and the surrounding site has recently been upgraded following application reference 3/2021/0600 to serve the agricultural use at the site.

Lancashire County Council

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



In any case, the LHA have reviewed drawing number 22_05.01.02 Rev A titled "Proposed Site Plan" and are aware that the existing access will be extended from a width of 5m to 10m to serve the agricultural and residential use at the site. This complies with the LHAs guidance which requires a site serving a residential and an agricultural use to provide a minimum width of 6m for a total distance of 10m behind the highway boundary. As a result, the LHA have no further comments to make regarding the access width.

However, the LHA makes the Agent aware that should an application be submitted, a site access plan should show the location of the telegraph pole. This is to ensure that the access will not conflict with the telegraph pole following the extension to the access. Should this be the case, the Applicant will be liable to the full cost of relocating the telegraph pole elsewhere.

Furthermore, the LHA have reviewed drawing number 22_05.01.03 Rev A titled "Swept Path Analysis- Site Access and Visual Splay Assessment" and are aware that the access can provide visibility splays of 2.4m x 45m in both directions.

Given that the site access is located off a 30mph road and there has been a speed survey undertaken further along Ribchester Road in 2018 which demonstrated 85th percentile speeds of 32mph in both directions, the provided visibility splays comply with the LHAs guidance.

The LHA makes the Agent aware that any obstructions within the visibility splays should be no higher than 1m. This includes the boundary wall located at the front of the access fronting Ribchester Road.

The LHA have also reviewed the swept path drawings and advise the Agent that the gate which is setback a distance of 12.3m from the public highway and will provide internal access to the agricultural track and the proposed dwelling is relocated. The LHA advise that the gate is realigned with the proposed access. This will allow turning movements into and out of the site to be undertaken easier.

Highway Safety

There have been one Personal Injury Collisions recorded within 500m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The internal layout of the proposed dwelling will be addressed during the reserved matters stage of the application.

However, for ease the LHA advise the Agent that a 2 and a 3-bed dwelling is required to provide 2 spaces while a 4-bed dwelling is required to provide 3 spaces.

A parking space should also be considered for an electric vehicle charging point.



Advice

The LHA would have no concerns in supporting the application should an application be submitted. The LHA do, however, advise the Agent, that the internal gate located 12.3m from the public highway and will provide internal access to the agricultural track and the proposed dwelling is realigned with the access. This is to enable easier movement to and from the site.

Informative

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.

Yours faithfully

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

