

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0384
Our ref: D3.2023.0384
Date: 10th August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0384**

Address: **Honfleur 3 Grindleton View Chatburn BB7 4BE**

Proposal: **Proposed new 4 bedroom dwelling and creation of new access on land to the side of 3 Grindleton View.**

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 4 bed dwelling and the creation of a new access on the land to the side of 3 Grindleton View, Chatburn.

Site Access

The LHA are aware that the site will be accessed off Sawley Road which is a C classified road. Currently the site is in between two speeds limits, the 60mph and 30mph limits.



The LHA have reviewed Holden drawing number 003 Rev B titled "Proposed Plan" and have no comments to make regarding the access width, with it complying with the LHAs guidance when serving a single dwelling.

However, due to the site being in between two speeds limits, as mentioned above, the LHA will request that a traffic survey is conducted to determine the 85th percentile speeds within the vicinity of the site, which will enable the LHA to determine the minimum requirement for the visibility splays.

The LHA would advise that the access should be located within the 30mph speed limit in any case. To ensure this occurs, the speed limit signs should be plotted on any amended plan. Should the access conflict with the speed limit signs and the road markings, the Applicant will be liable to the relocation of these signs and road markings.

The LHA also require on an amended plan, a footway to be provided to the west of the site access connecting to an existing footway which provides access to the closest bus stop and provides a segregated pedestrian facility to Chatburn village centre, where local amenities are found. The LHA will request that the footway starts internally at the site access and uses the grass verge which fronts Sawley Road. The footway should be a minimum of 2m wide and provide an uncontrolled pedestrian crossing via dropped kerbs and tactile paving to the existing footway on the other side of the carriageway. This will provide a connection to the other bus stop which is located opposite the site.

To create the proposed site access, a part of the retaining wall located at the back of the highway verge will need to be demolished as part of any access works. Currently, the LHA are reviewing whether the retaining wall belongs to Lancashire County Council or whether it belongs to a third party.

Should the retaining wall belong to a third party, then the Applicant will need to get permission from the third party to see whether they will allow part of the wall to be demolished. Therefore, to ensure that the retaining wall is owned by LCC, the LHA require the Agent to also review the ownership issue.

Even if the LHA or a third party own the retaining wall, the LHA require details regarding the structurally impact the partial demolition will have on the wall.

The LHA are also concerned regarding the gradient at the site. The LHA require site section drawings of the access with the site being extremely steep. The LHA remind the Agent that the LHA require the gradient to be no steeper than 1 in 10 and the gradient should be relatively flat across the highway verge. Therefore, the LHA require construction details as to how this can be achieved with the gradient being close to 1 in 1 in places.

Internal Layout

The LHA have reviewed Holden drawing number 003 Rev B titled "Proposed Plan" and are aware that the parking arrangements complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.



Conclusion

The LHA require further details regarding the gradient at the site, the ownership of the retaining wall and a traffic survey to be conducted within the vicinity of the site. With there being a number of concerns associated with the gradient, the retaining wall, the access likely being in between two speed limits and the LHA requiring a number of off-site highway works to make the proposal acceptable including relocating the speed limit markings and signs and providing a footway to the west of the site, the LHA would advise that the proposed dwelling is accessed from Grindleton View, like the other three dwellings which front Sawley Road in this location.

Yours faithfully

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

