

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: 8th November 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 a re-consultation for a proposed 4 bed dwelling and the creation of a new access on the land to the side of 3 Grindleton View, Chatburn.

The LHA previously responded to the application on 10th August 2023 requesting further information regarding the gradient at the proposed access, the request for a speed survey and off-site highway improvements to be made along Grindleton View.



Since then, the Agent has submitted Holden drawing number 004 titled "Proposed Plan" and has provided further information in the guise of an email sent to the Local Planning Authority (LPA) on 26th October 2023.

Site Access

The LHA are aware that the site will be accessed off Sawley Road which is a C classified road subject to a 60mph speed limit. The site is also only 14m south of the 30mph speed limit along Sawley Road.

The LHA have reviewed Holden drawing number 004 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 close proximity to 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 are aware that the Agent has provided on the drawing visibility splays of 2.4m x 160m to the north and 2.4m x 155m to the south. However, this does not comply with the LHAs visibility splay guidance for a 60mph speed limit, with the LHA requiring minimum splays of 2.4m x 214m in both directions. Therefore, even if the site wasn't in between two speed limits, a traffic survey is required.

The LHA have reviewed Holden drawing number 004 and are aware that a partial footway is provided which will connect to the existing southbound bus stop and will provide a link to Chatburn village centre. However, the new footway should start at the site access and then connect to the existing footway along Sawley Road. This should be shown on a revised plan and the footway should be a minimum of 2m wide.

The footway should also provide an uncontrolled pedestrian crossing via dropped kerbs and tactile paving connecting to the existing footway on the opposite side of the carriageway. This will provide a connection to the northbound bus stop which is located opposite the site.

As documented on Holden drawing number 004, the gradient at the proposed access will be approximately 1 in 11.43. This is acceptable but the LHA require site section drawings to be submitted to ensure this is consistent from the adopted highway into the site. The gradient should not exceed 1 in 10.

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, off-site highway improvements and a traffic survey needs to be provided.

With there being a number of concerns associated with the gradient and the LHA requiring a number of off-site highway works to be conducted to make the proposal acceptable, 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

