

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: 12th April 2024

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

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) have been re-consulted on an application for the 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 25th March 2024 requesting further information regarding site access arrangements.

Since then, the Agent has submitted the following revised plan, and this will be reviewed below:



- Holden drawing number 004 Rev C titled "Proposed Plan."

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 speed limit reduces to 30mph, approximately 12m to the south of the site.

The LHA have reviewed Holden drawing number 004 Rev C titled "Proposed Plan" and note that a new site access will be provided off Sawley Road. The new access will be a minimum of 5.5m wide which complies with the LHAs guidance when serving one dwelling.

However, the LHA will require tie-in details for the driveway and the access to be submitted prior to commencement. This is because currently the LHA are unsure how the driveway will connect to the access, with the driveway being approximately 11.5m wide as it connects to the 5.5m wide access. Therefore, to ensure that the access is not overrun, suitable boundary treatments need to be provided as the driveway connects to the access.

The LHA have further reviewed the drawing and are aware that the access can provide visibility splays of 2m x 102m in both directions. The LHA are satisfied with the provided visibility splays since a traffic survey has been conducted which found that 85th percentile speeds along Sawley Road were 40.7mph northeastbound and 38.3mph southwestbound. Therefore, the LHA have no further comments to make regarding the provided splays.

To ensure that the visibility splay to the north of the site access remains clear of any obstructions higher than 1m, the LHA will request that anything within the highway verge in this location is cleared as part of the Section 278 Agreement which will be needed to create the site access.

The LHA will also request as part of the works that a pedestrian improvement scheme is provided at the site access and along Sawley Road. The LHA will request that a 2m wide footway from the site access to a distance of 10m to the south of the site along Sawley Road is provided. Before the footway terminates an uncontrolled pedestrian crossing will need to be provided connecting the proposed footway to the existing footway located on the opposite side of the carriageway. As part of these works, to ensure that pedestrian visibility is not impaired by the traffic signs when using the crossing, these will also need to be replaced with something more suitable.

Another uncontrolled pedestrian crossing will need to be provided along the western side of Sawley Road adjacent to the dwelling "Mill Hey Croft" and on the footway opposite. This is so that the footways are connected to the southbound bus stop.

The LHA are requesting these off-site highway works are undertaken to ensure that the dwelling has adequate segregated pedestrian facilities to the village of Chatburn and the closest bus stops, which serve locations such as Preston and Skipton at regular intervals throughout the day.



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 within the Joint Lancashire Structure Plan.

The LHA remind the Agent that a minimum of one car parking space will need to have access to an electric vehicle charging point and some form of cycle storage provision for the occupants of the dwelling will need to be provided.

Conclusion

The LHA have no objection to the proposal subject to the following conditions and off-site highway works.

Conditions

1.No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.



- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge.

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 of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The works shall include the following but not be limited to and be implemented prior to the first occupation of any dwelling:

- Clear vegetation within the highway verge for a distance of 102m to the north of the site along Sawley Road.
- Provide a 2m wide footway from the site access to a distance of 10m to the south of the site, where an uncontrolled pedestrian crossing should be provided.
- The traffic signs located approximately 9m to the south of the site will need to be replaced.
- Provide an uncontrolled pedestrian crossing on the footway along the western side of Sawley Road adjacent to the dwelling "Mill Hey Croft."

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 approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

4.No development shall take place until an Approval In Principle (AiP) Structural Report setting out how any structures within 6 metres of the edge of the adopted highway (and outside of this measure where the failure of any structures would affect the safety of road users) will be assessed, excavated, constructed, strengthened or demolished has been submitted to and approved in writing by the Local Planning Authority.



REASON: To ensure the works safeguard the structural integrity of the adopted highway during the demolition and construction phase of the development.

5.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Holden drawing number 004 Rev C 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 (2023).

6. No development shall take place until details of a boundary treatment scheme enabling the driveway to tie-in to the approved site access have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.

REASON: To ensure adequate boundary treatments which connect the driveway to the vehicle crossing are provided, in the interests of highway safety.

7. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 102 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 (2023).

8.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.

9.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.

10. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Holden drawing number 004 Rev C. 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 (2023).

11. 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.

12. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the dwelling has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informatives

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.

Yours faithfully

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

