

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0384
Our ref: D3.2023.0384
Date: 25th March 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

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) 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 8th November 2023 requesting further information regarding the gradient at the site and the requirement for a traffic survey to be conducted.

Since then the Agent has submitted further information and this will be reviewed below.



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 A titled "Proposed Plan" and note that a new site access will be provided off Sawley Road. However, the LHA require a revised drawing to be submitted showing the width of the access, with no defined site access being shown on the revised plan.

The LHA have further reviewed the drawing which provides a drive section and are aware that the gradient of the access will be approximately 1 in 11.43. While this does exceed the maximum gradient which is accepted within the Inclusive Mobility document, the LHA do note that the development will remain private. Therefore, the LHA will accept the provided gradient.

The LHA also makes the Developer aware that should the application be permitted the creation of the access will be subject to a Section 278 agreement. As part of the agreement, the existing highway verge located at the back of the carriageway, will become part of the driveway, connecting the dwelling to the adopted highway. As a result of this, the LHA require the grass verge to be removed from the drive section and be labelled as driveway.

To support the application and due to the site being located in close proximity to two speed limits, a traffic survey has been conducted within the vicinity of the site on 25th-31st January 2024. The traffic survey found that the 85th percentile speeds along Sawley Road were 40.7mph northeastbound and 38.3mph southwestbound. For the access to comply with national visibility splay guidance, the LHA require visibility splays of 102m to be provided to the north and 96m to the south.

The LHA have reviewed Holden drawing number 004 Rev A titled "Proposed Plan" which shows that the access can provide splays of 102m in both directions. However, the visibility splays are not drawn correctly. This is because firstly, the setback distance of the visibility splays are not drawn 2m behind the highway boundary. Instead, they are setback approximately 3.9m.

The splays provided to the south and to the north of the access are also not drawn correctly. This is because the splays are not drawn to the highway verge edge, with the splays to the south drawn to a 3m offset into the carriageway. Therefore, to ensure that the setback distance and the splays to the north and south are drawn correctly, a revised visibility splay drawing is required.

Should the revised visibility splays conflict with any street furniture including traffic signs, the LHA will require that they are located out of the splays and relocated further into the highway verge. These works will be undertaken under a Section 278 agreement.



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 require further information to be submitted to support the application:

- Revised site access plan and visibility splay drawing.

Yours faithfully

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

