

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0930  
Our ref: D3.2023.0930  
Date: 9<sup>th</sup> January 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0930**

Address: **Clayton Manor Ribchester Road Wilpshire Lancashire BB1 9HU**

Proposal: **Proposed construction of four one-bedroom apartments in a purpose-built detached garage with separate dedicated access off Knowsley Road, following demolition of existing garage.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2023) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

### **Advice to Local Planning Authority**

The Local Highway Authority advises the following reasons for an objection:

*1. The proposed development would result in the creation of an access located at the junction between Ribchester Road/Knowsley Road. The location of the proposed access could compromise the operation of the junction and could lead to queuing onto Ribchester Road should vehicles be wanting to enter the site and there are vehicles wanting to exit the junction. The proposal, therefore, is not in the interests of highway safety and so is contrary to paragraph 115 of the National Planning Policy Framework (2023).*

*2. The proposed development does not have any internal turning facilities to enable all vehicles to exit the site in a forward gear. This could be to the detriment of highway safety given that the site access is located at a junction which serves B (Ribchester*



Road) and C (Knowsley Road) classified roads. The proposal, therefore, is not in the interests of highway safety and so is contrary to paragraph 115 of the National Planning Policy Framework (2023).

## **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the proposed construction of four one-bedroom apartments with a dedicated access located off Knowsley Road at Clayton Manor, Ribchester Road, Wilpshire.

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

3/2010/0424 - Proposed 2no. new dwellings within the grounds of Clayton Manor. Permitted 08/10/2010.

## **Site Access**

The site access which is shown on Phil Heaton drawing number 2101-02 Rev A titled "Proposed Clayton Manor Lodge Site Layout" will be located at the junction between Ribchester Road/ Knowsley Road. Ribchester Road is a B classified road subject to a 30mph speed limit, while Knowsley Road is a C classified road subject to a 20mph speed limit.

The LHA are unable to accept the location of the site access. This is because it is located at the junction between Ribchester Road/ Knowsley Road. Therefore, the LHA are concerned that the positioning of the site access will compromise the use and safety of the junction for road users.

For example, should vehicles from Ribchester Road want to enter the proposed site and there are vehicles queuing to safely exit the junction, vehicles will have to queue on Ribchester Road until the junction is clear, with even one vehicle waiting at the junction obstructing the use of the access. This is completely unacceptable and so the LHA are concerned that the location of the site access would compromise highway safety.

There are also concerns as to whether vehicles exiting the site access and turning left onto the junction, will be able to do so safely without overlapping the lane which allows vehicles from Ribchester Road to turn onto when accessing Knowsley Road. Should a swept path drawing show that vehicles exiting the site will overlap this lane, it would be to the detriment of highway safety with potential conflicts occurring should vehicles turn onto Knowsley Road and from the site access simultaneously.

Furthermore, the site access conflicts with the existing street signs and street furniture located at the junction. The LHA do note that these can be relocated in normal circumstances. However, there is a lack of space in this location belonging to Lancashire County Council and so it will be difficult to relocate these signs elsewhere.

The geometry of the site access also fails to comply with the LHAs guidance when serving 4 dwellings. The LHA require the access to be a minimum of 4.5m wide and any gates attached to the access should be setback a minimum distance of 5m from the adopted highway.



## **Internal Parking and Turning Arrangements**

The LHA have reviewed Phil Heaton drawing number 2101-02 Rev A titled "Proposed Clayton Manor Lodge Site Layout" and are aware that 6 car parking spaces will be provided for the 4x one bed apartments. While the parking arrangements complies with the parking guidance as defined within the Joint Lancashire Structure Plan, only one of these spaces, P6, is likely to be usable or acceptable to the LHA as currently presented. This is because of the following which will be discussed below.

Firstly, parking space P1 is located too close to the access gate. Therefore, the LHA are unsure as to how a vehicle will be able to manoeuvre in and out of the space when a vehicle is parked in P2 and even when P2 is free. Similarly, the LHA are concerned that P4 will be unusable due to a complex vehicular manoeuvre being required to access and egress from the provided space. While P5 lacks the adequate reversing space, with the LHA requiring a minimum of 6m of free space behind to ensure that there is adequate space for a vehicle to turn and exit the site in a forward gear.

Should a swept path drawing be submitted which shows that a vehicle can manoeuvre in and out of the spaces without any conflicts, the LHA still have concerns with the internal layout of the site. This is because the site does not provide any internal turning facilities to ensure that all vehicles can exit the site in a forward gear. Unfortunately, the lack of turning facilities compromises the use of parking spaces P1 to P4 and also questions how delivery vehicles will safely service the site.

The LHA would expect and require internal turning facilities to be provided due to the LHA being unable to accept vehicles reversing onto a classified road as well as and maybe more detrimental to highway safety, vehicles reversing onto a junction, Ribchester Road/ Knowsley Road given the position of the proposed site access. Therefore, as presented, the lack of internal turning facilities will be to the detriment of highway safety with the proposal compromising the use and safety of the adjacent junction. This is contrary to paragraph 115 of the National Planning Policy Framework (2023).

## **Conclusion**

As presented, the LHA object to the proposal with the location of the site access and the lack of an internal turning area will compromise the safe use and operation of the junction between Ribchester Road/ Knowsley Road. The proposal will therefore compromise highway safety which is contrary to paragraph 115 of the National Planning Policy Framework (2023).

To help overcome this objection, the LHA advise that the access serving Clayton Manor may be more suitable to serve the proposed site following access improvements. The LHA advise the Agent/ Applicant to submit a pre-application to the LHA to discuss these requirements outside of the planning process.

## **Informatives**

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice



can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully

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

