

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0946
Our ref: D3.2023.0946
Date: 20th December 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0946**

Address: **Moorcock House Slaidburn Road Waddington BB7 3AA**

Proposal: **Retention of re-positioned access gate and stone track off Slaidburn Road.**

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 support the application as presented.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the retention of a re-positioned access gate and stone track off Slaidburn Road, Waddington.

Site Access

The access is located off Slaidburn Road which is a B classified road subject to a 60mph speed limit. The access, before retrospective works were undertaken, was existing and served the agricultural land and the former quarry.



The LHA have reviewed the drawing titled "Proposed Access" and note that the access width will be increased to 8m wide and this width will eventually reduce to 4.5m, a distance of 15m from the adopted highway. The access will then be served by a gate.

Before the LHA can comment on the suitability of the access, the LHA require further information regarding the use of the site. This is because the setback distance of the gate and the access width seems slightly excessive should the access just serve the agricultural field. Therefore, further information is required regarding the use of the access.

The LHA also require a visibility splay drawing to be submitted following the alteration to the access. The LHA require visibility splays of 2.4m x 214m in both directions and anything within these splays need to be no higher than 1m to prevent any obstructions to visibility.

Should the access not be able to achieve the required visibility splays and the use of the access is intensified following the proposal, the LHA will require a traffic survey to be conducted within the vicinity of the site. This should demonstrate the 85th percentile speeds along Slaidburn Road and will help set the required visibility splays for the site.

Conclusion

The LHA require the following before the LHA can fully assess the application:

- Operation Statement detailing the use of the site.
- Visibility splay drawing.
- Access track drawing.

Yours faithfully

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

