

Andrew Thompson

From: Mark Edwards [REDACTED]
Sent: 02 February 2024 14:29
To: Andrew Thompson
Subject: FW: Northcote Road, Langho (Application no. 3/2022/0537)

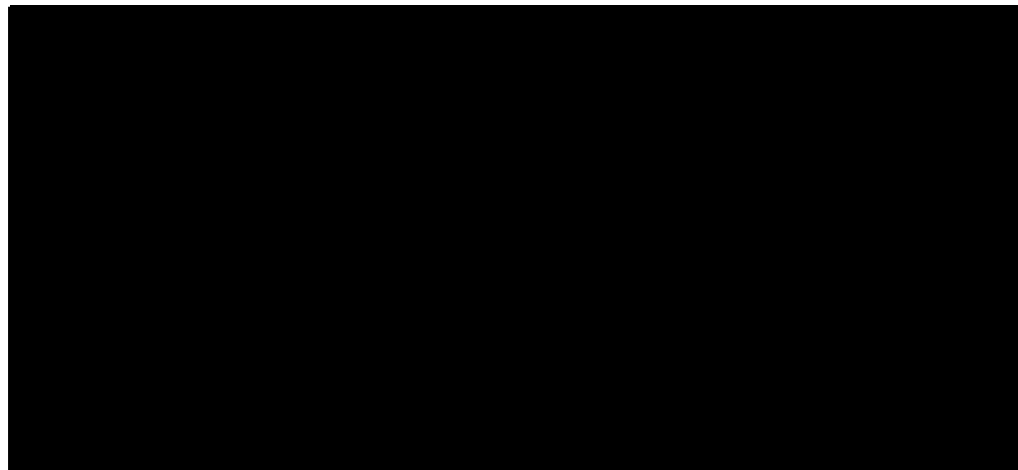
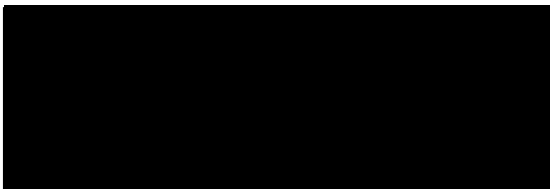
Hi Andrew,

See below response from Ryan.

Kind regards

Mark

Mark Edwards FCIHT
Director



From: Derbyshire, Ryan [REDACTED]
Date: Friday, 2 February 2024 at 14:12
To: Mark Edwards [REDACTED]
Subject: RE: Northcote Road, Langho (Application no. 3/2022/0537)

Hi Mark

That's no problem.

I am happy with this.

If you can submit all the information you have sent me to support the planning application so it is in the public domain, the LHA will have no objection to the variation of condition application.

Thanks and kind regards

Ryan Derbyshire BSc (Hons) MSc MCIHT
Assistant Engineer

Highway Development Control
Highways and Transport
Lancashire County Council

From: Mark Edwards [REDACTED]
Sent: Friday, February 2, 2024 11:11 AM
To: Derbyshire, Ryan [REDACTED]
Subject: Re: Northcote Road, Langho (Application no. 3/2022/0537)

[REDACTED]
[REDACTED]
Hi Ryan,

Thank you for the swift response on this.

As requested, please find attached the full ATC results and a drawing showing the visibility splays based on the recorded 85th percentile speeds.

Kind regards

Mark

Mark Edwards FCIHT
Director

[REDACTED]

From: Derbyshire, Ryan [REDACTED]
Date: Tuesday, 30 January 2024 at 12:40
To: Mark Edwards [REDACTED]
Subject: RE: Northcote Road, Langho (Application no. 3/2022/0537)

Hi Mark

Thank you for your email.

If you can submit the data for the ATC and provide a visibility splay drawing which shows that the access can provide the required visibility splays following the submitted 85th percentile speeds, the LHA would have no objection to the variation of condition.

Thanks and kind regards

Ryan Derbyshire BSc (Hons) MSc MCIHT
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

From: Mark Edwards [REDACTED]
Sent: Monday, January 29, 2024 9:04 AM
To: Derbyshire, Ryan [REDACTED]
Cc: LHS Development Control [REDACTED]
Subject: Northcote Road, Langho (Application no. 3/2022/0537)

[REDACTED]

Hi Ryan,

We have been asked by Oaktree Developments to review the visibility splay requirements for the approved 8no. dwelling residential scheme on Northcote Road in Langho.

For reference I have attached your highways consultation response issued in July 2022 which, in relation to the visibility splay requirements, 2.4m x 43m was requested based on the 30mph speed limit. Subsequently, this was set out in Condition 14 attached planning consent which stated:

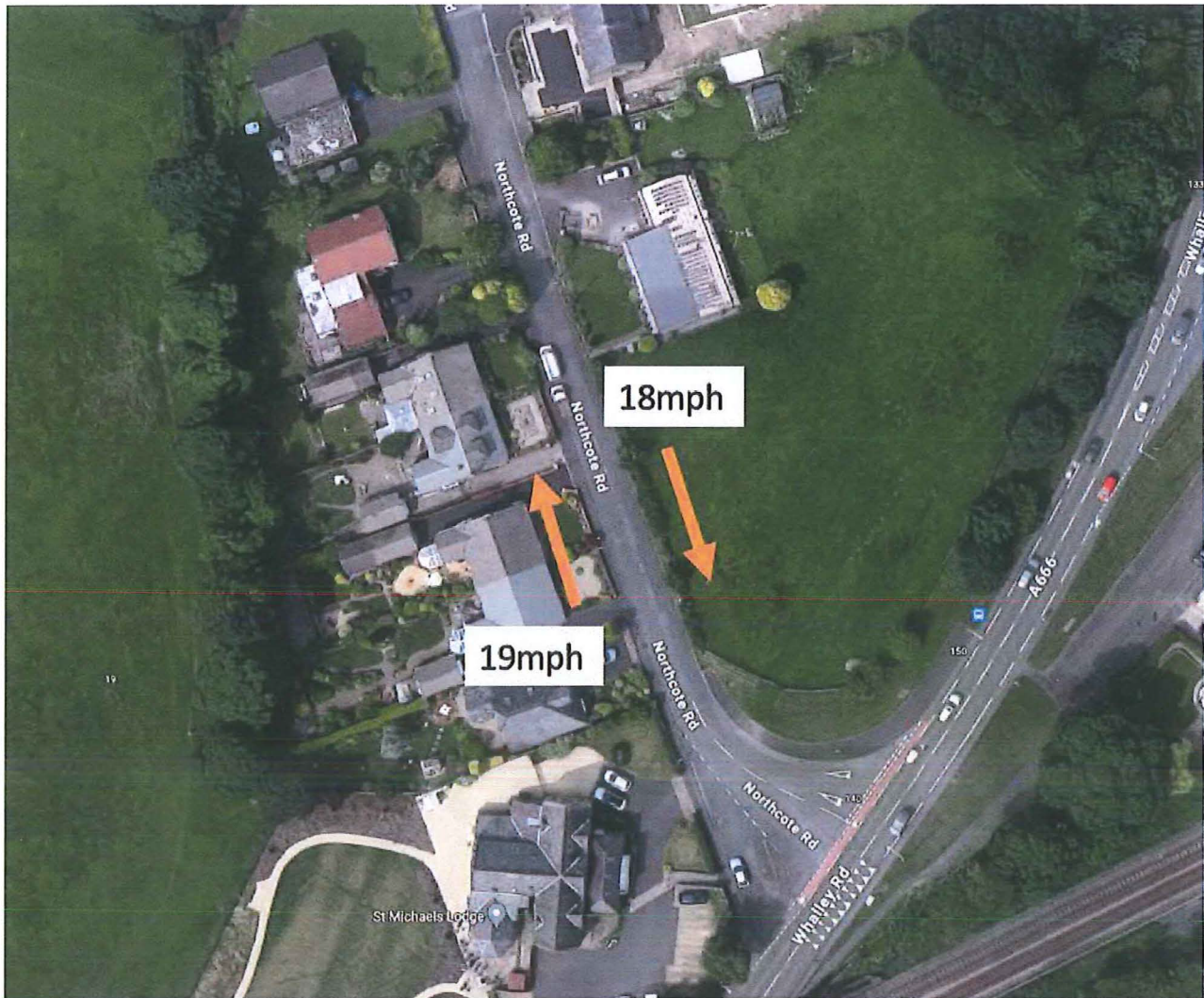
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Northcote Road to points measured 43m in both directions, from the centre line of the access.

Reason: To ensure that adequate visibility is provided as the site access.

At the time, third-party land to the north was available as an agreement was in place to secure the land across the front of the existing property; however, this land may now not be available.

Given the nature of the road, which is a low traffic residential cul-de-sac, speeds are unlikely to reach 30mph. To establish the actual 85th percentile speeds, an ATC survey was placed on the Northcote Road for a 7-day period, the results of which are summarised in the table below:

Average Day		
Direction	Traffic Flow	85 th Percentile Speeds
Northbound	39	19.1mph
Southbound	36	18.2 mph



Based on the recorded 85th percentile speeds, visibility splay requirements for the site access would be as follows:

- To the right (southbound traffic) – 2.4m x 22m
- To the left (northbound traffic) – 2.4m x 24m

On the basis that the 2.4m x 22m can be achieved to the north of the site access without the need for land in front of the existing property, Oaktree Developments would like to submit a S73 application to vary Condition 14 to require visibility splays based on the actual recorded speeds.

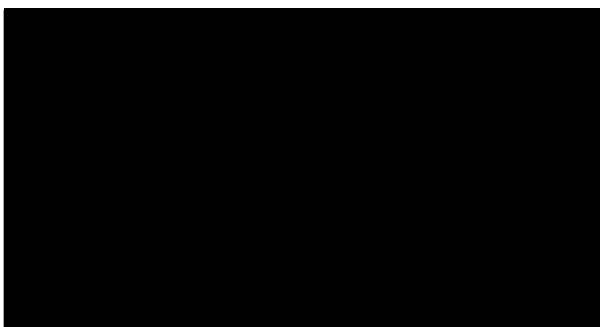
Prior to submitting this application, I would be grateful if you can confirm if LCC Highways would accept this variation based on the evidence provided by the ATC results?

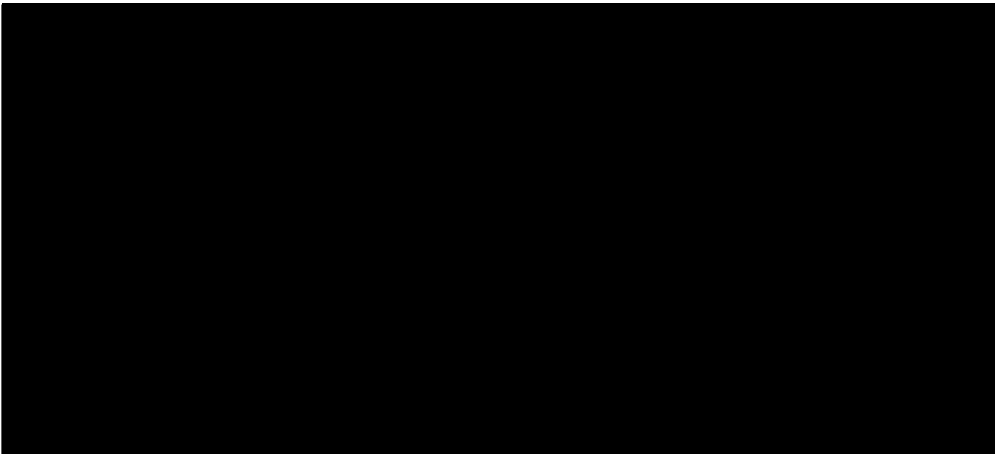
I look forward to hearing from you.

Kind regards

Mark

Mark Edwards FCIHT
Director





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