

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0115  
Our ref: D3.2024.0115  
Date: 13<sup>th</sup> March 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0115**

Address: **Land Adjacent to Ferns Northcote Road Langho BB6 8BG**

Proposal: **Proposed residential development of eight detached dwelling houses (pursuant to variation of conditions 2 (approved plans) and 14 (visibility splay) on permission 3/2022/0537. To allow for a reduced visibility splay at the access.)**

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

### **Summary**

#### **No Objection**

No Objection to Variation of Condition 2 and 14.

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

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on a variation of condition application to vary condition 2 (Plans) and 14 (visibility splay) from planning permission 3/2022/0537. The approved application was for the erection of 8 dwellings at the land adjacent to the Ferns, Northcote Road, Langho.

The Agent is aiming to vary the conditions to allow for a reduced visibility splay at the site access.



## **Condition 2**

*"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on the following drawings:*

1:1250 Location Plan 2203-PL-01A (Amended) received 5<sup>th</sup> August 2022.  
 1:500 Block Plan 2203-PL-02A (Amended) received 5<sup>th</sup> August 2022.  
 1:200 Proposed Site Layout Plan 2203-PL-03F (Amended) received 21<sup>st</sup> March 2023  
 1:100 Proposed Street Scenes 2203-PL-04F (Amended) received 21<sup>st</sup> March 2023  
 1:100 The Birkdale Plot 5 2203-PL-20B (Amended) received 21<sup>st</sup> March 2023  
 1:100 The Wentworth Plot 3 2118-PL-50B (Amended) received 21<sup>st</sup> March 2023  
 1:100 Dormer Bungalow Plot 8 (attached garage) 2203-PL-40D received 21<sup>st</sup> March 2023  
 1:100 The Woburn Plot 7 2203-PL-10 received 1<sup>st</sup> June 2022  
 1:100 The Birkdale (Handed) Plots 2, 4 & 6 2203-PL-30 received 1<sup>st</sup> June 2022  
 1:100 The Woburn Plot 1 2203-PL-10B (Amended) received 21<sup>st</sup> March 2023  
 1:100 Detached Garage to Plots 1, 3 and 7 2203-PL-06 received 1<sup>st</sup> June 2022  
 1:20 Boundary Fencing and Walls 2203-PL-05A (Amended) received 21<sup>st</sup> March 2023  
 1:250 Topographical Land Survey OD.TS.08A received 1<sup>st</sup> June 2022  
 1:200 Landscape Plan 4986 04 received 1<sup>st</sup> June 2022  
 1:500 Tree Constraints Plan 4986 01 X received 1<sup>st</sup> June 2022  
 1:100 Proposed Visibility Splays 2203-PL-07B (Amended) received 5<sup>th</sup> August 2022  
 1:250 Swept Path Analysis 22009/101/1 received 5<sup>th</sup> August 2022

*Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent."*

## **Highway Comments:**

A traffic survey has been conducted within the vicinity of the proposed site access between the 11<sup>th</sup>- 17<sup>th</sup> January 2024. The traffic survey found that 85<sup>th</sup> percentile speeds northbound and southbound were 19.1mph and 18.2mph respectively.

For the site access to comply with the national visibility guidance, following the traffic survey, the LHA would expect the access to be able to achieve visibility splays of 2.4m x 24m to the north and 22m to the south.

The Agent, as shown on Mode drawing number J32-7909-PS-001 titled "Visibility Splays based on 85<sup>th</sup> percentile speeds," shows that the access can achieve the required splays above. Therefore, the LHA have no objection to the variation of condition.

## **Condition 14**

*"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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Northcote Road to points measures 43m in both directions, from the centre line of the access.*



*Reason: To ensure that adequate visibility is provided at the site access."*

**Highway Comments:**

A traffic survey has been conducted within the vicinity of the proposed site access between the 11<sup>th</sup>- 17<sup>th</sup> January 2024. The traffic survey found that 85<sup>th</sup> percentile speeds northbound and southbound were 19.1mph and 18.2mph respectively.

For the site access to comply with the national visibility guidance, following the traffic survey, the LHA would expect the access to be able to achieve visibility splays of 2.4m x 24m to the north and 22m to the south.

The Agent, as shown on Mode drawing number J32-7909-PS-001 titled "Visibility Splays based on 85<sup>th</sup> percentile speeds," shows that the access can achieve the required splays above. Therefore, the LHA have no objection to the variation of condition.

Yours faithfully

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

