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Your ref: 3/2024/0757
Our ref: 3/2024/0757/HDC/KW
Date: 05 November 2024

Location: Addison House Lower Lane Longridge PR3 2YH
Proposal: Permission in Principle for one new dwelling in the garden
Grid Ref: 361067 437030

Dear Maya Cullen

With regard to your consultation letter dated 18 October 2024, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a permission in principle for one new dwelling in the garden at Addison House, Lower Lane, Longridge, PR3 2YH.

Site Access

The LHA are aware that the site will continue to utilise an existing access located off Lower Lane, which is classified as the B6243 and subject to a 30mph speed limit.

The LHA has reviewed the proposed site plan drawing PRO 001, and note that currently the access is approximately 4.1m wide. However, the LHA require an access serving two dwellings to be a minimum of 5.5m wide for at least 5m into the site. Therefore, the LHA require an amended plan showing that the access width complies with the LHAs guidance.

Widening the access will also mean that a section of the high walls adjacent to the access will need to be removed as part of the proposal. Currently, the walls may conflict with the access's visibility splays. Therefore, following the intensification of use the LHA would ask that the boundary walls that fall within the visibility splay be reduced to 0.9m above the carriageway level.

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To ensure adequate intervisibility between highway users at the access a visibility splay set 2 metres back from the near edge of the carriageway and extending 43 metres along the nearside carriageway edge in both directions should be provided. (The site line requirement is based on table 7.1 from Manual for Streets).

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

A visibility splay drawing should be provided which will allow the LHA and the applicant to review the need to lower any additional sections of walls to provide an acceptable visibility splay.

Internal Layout

The LHA has reviewed the proposed site plan drawing PRO 001 and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room for the vehicles of both dwellings to turn within the site and leave in a forward gear which is a requirement for classified roads.

The LHA would ask that if the applicant is planning to retain gates at the access that these are set back 5m into the site from the back of the footway and open inwards to avoid vehicles needing to wait within the highway while the gates are being operated.

Sustainability

There are regular bus services passing the site (Service 5 Clitheroe-Chipping and Service 45 Preston - Blackburn). The bus stops are located within 300m of the site on Lower Lane and Hoghton Road, which is considered to be an acceptable walking distance.

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. Therefore, the development shall include covered secure cycle storage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development.

Conclusion

The LHA therefore ask that the applicant provide a detailed access drawing showing an amended access to be at least 5.5m wide to allow for two-way movement as well as accurate details of the required sight line requirement, before the LHA can determine the application.

Yours sincerely
Kate Walsh
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