

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0915
Our ref: 3/2025/0915/HDC/KW
Date: 17 February 2026

Location: 7 Shays Drive Clitheroe BB7 1LL
Proposal: Proposed alteration to existing stone wall boundary treatment to include an increase in height through the introduction of stone columns and fence panels.
Grid Ref: 374996 441020

Dear Emily Pickup

With regard to your amended consultation, 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 raises concerns over the proposed development due to its lack of adequate visibility deemed safe and suitable for neighbouring property, No. 9 Shays Drive.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed alteration to existing stone wall boundary treatment to include an increase in height through the introduction of stone columns and fence panels at 7 Shays Drive, Clitheroe.

The LHA previously provided comments on 18 December 2025, requesting visibility splay drawings for the nearby junction of Gills Croft and Shays Drive, as well as for the neighbouring access serving No. 9 Shays Drive. These were required due to concerns that the proposed boundary treatment may result in a reduction in visibility for drivers using Shays Drive. The LHA also advised that reducing the height of the proposed pillars and fence line to 0.9m would allow the LHA to support the application.

Currently the site has an existing low boundary wall fronting Shays Drive which measures between 0.4m and 0.6m in height. There are two existing pillars either side with the pillar closest to No.9 Shays Drive measuring approximately 1.1m. It is acknowledged that a hedge row has been allowed to grow along the inside of the wall which can be maintained and cut back at any time.

Continued...

Visibility Splays

The LHA has reviewed the visibility drawing as seen within drawing P102 - 28/01/26. The drawing demonstrates that the proposal will not adversely affect visibility at the junction of Gills Croft and Shays Drive.

However, the visibility drawing for the neighbouring access, as shown on plan P102 -- 28/01/26, demonstrates that the proposal will adversely affect visibility for vehicles emerging from No. 9 Shays Drive. While the applicant has provided a visibility splay measured 2.4m back from the carriageway edge, the LHA would accept a set-back of 2.0m, in line with current guidance for residential access points. Accordingly, the LHA has assessed the proposal using a visibility splay of 2.0m x 25m and the following comments are based on this assessment.

The drawing shows that approximately 6.5m of the visibility splay required for the neighbouring property (No. 9 Shays Drive) falls within the proposed fence line, including four of the proposed 1.8m-high pillars. The LHA therefore considers that the proposal would significantly obstruct visibility for vehicles emerging from No. 9.

If approved, the access to No. 9 Shays Drive would be left with a permanent visibility splay of only 2m x 2.5m to the north. For a 20mph road such as Shays Drive, the LHA requires residential accesses to have a visibility splay of 2m x 25m, in accordance with Chapter 7 of Manual for Streets. The proposal therefore results in a shortfall of 22.5m, which is substantial.

Consequently, the proposal would result in the use of an access that lacks adequate visibility, creating a highway safety concern.

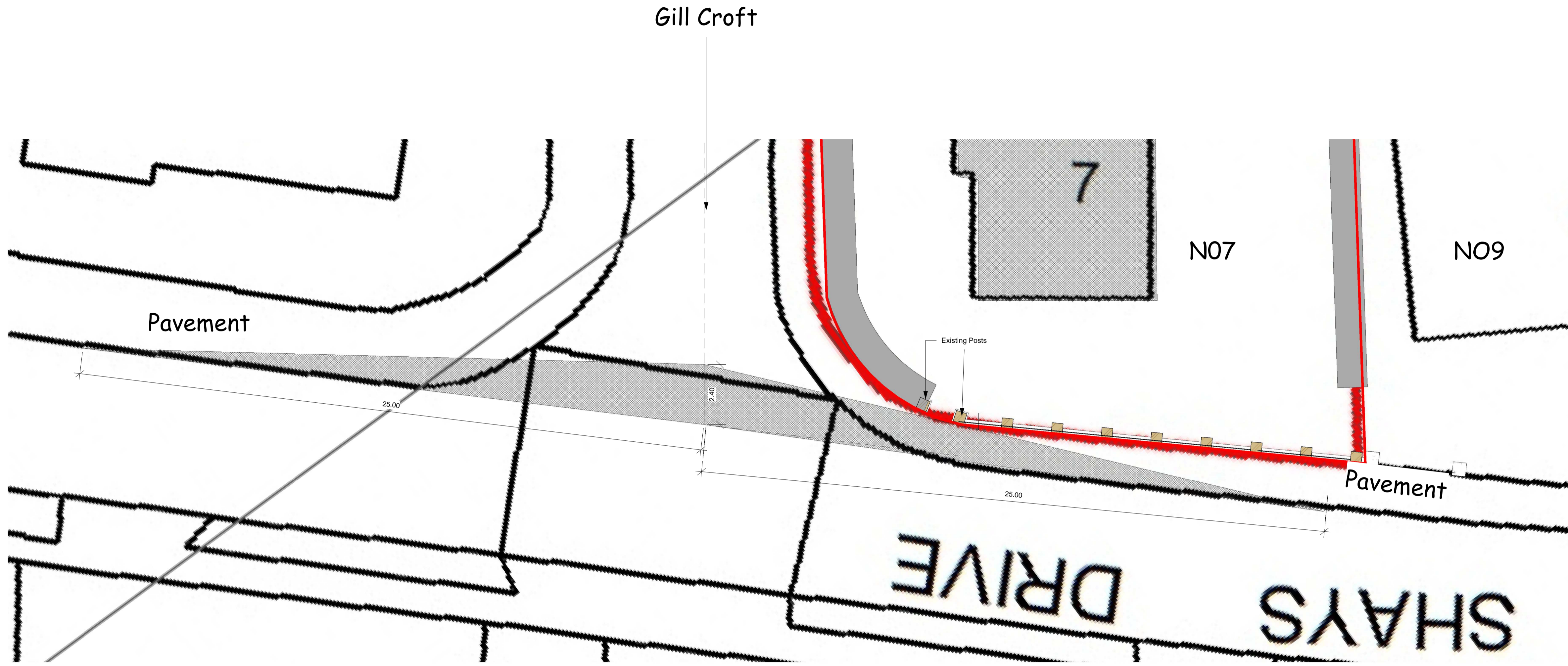
The LHA's established position is that permanent boundary walls or fences adjacent to the highway maintained at public expense should be kept at or below 0.9m in height to maintain adequate visibility for driveway access points.

Conclusion

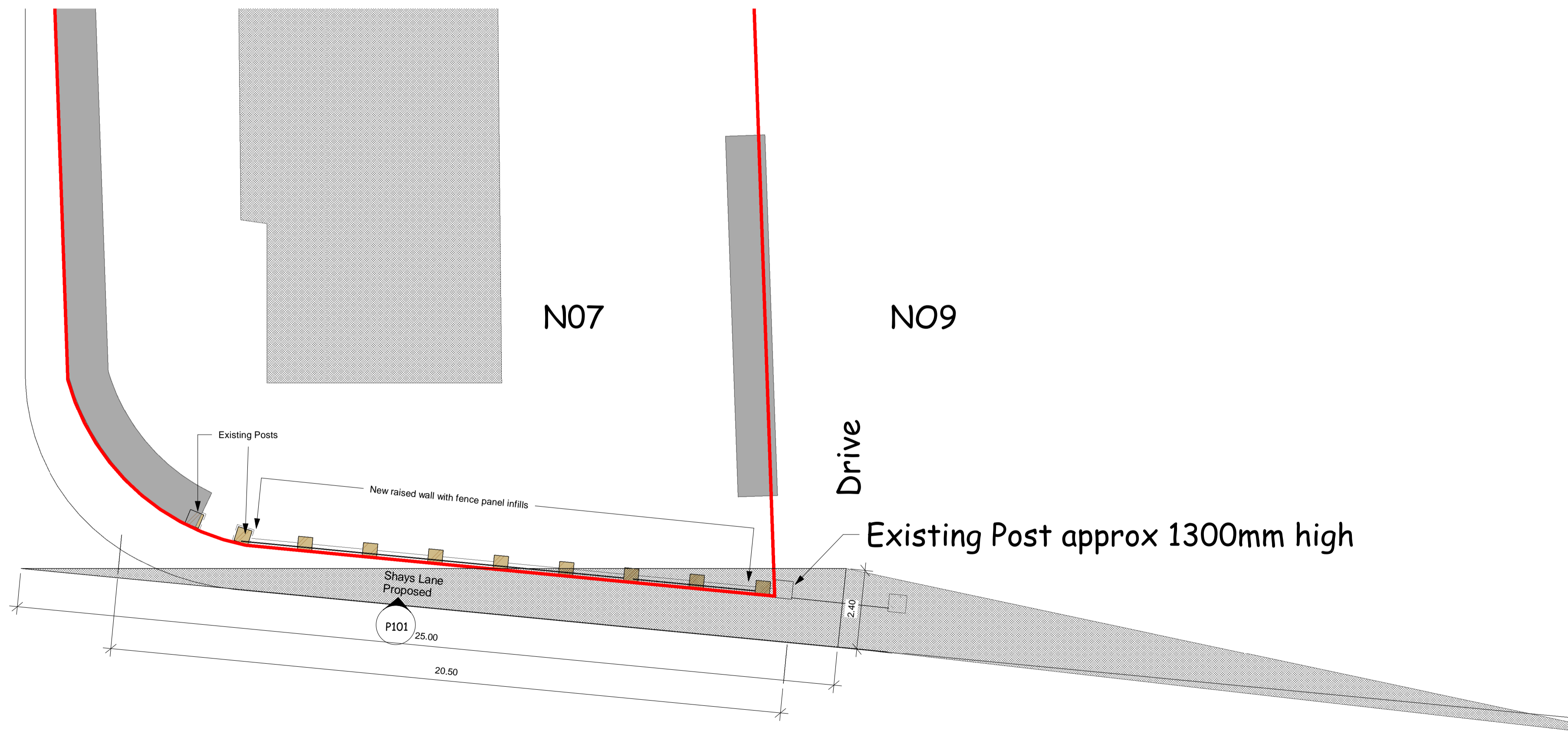
At the time of writing, the LHA is of the opinion that the proposal raises concerns over the impact on the visibility splay available to the neighbouring property at No. 9 Shays Drive. As stated in our previous response, should the applicant amend the proposal by reducing the height of the pillars and fence line to 0.9m or below, the LHA would be in a position to remove its concerns.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780

W: <http://www.lancashire.gov.uk>



1 Visibility Splay Gills Croft/Shay Drive
1 : 100



2 Visibility Splay - Drive of N09 Shay
1 : 100

These are Planning drawings and should not be used for construction. All structural elements are illustrative and dimensions are estimates - no calculations have been completed or specification for building regulations.

Date	Revision

Client Andrew Burrill

Job No Burrill-Shays

Site 7 Shays Drive
Clitheroe
BB7 1LL

Project Garden Wall

Status Raised garden wall with Fence
infills

plans and planning

Newby Croft
Newby Back Lane
Rimington
BB7 4DZ

Email - pfkirk@gmail.com Tel - 07770 820611
www.plansandplanning.co.uk

Drawing No; P102 - 28/01/26

Drawing; Visibility Splays

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