

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2018/0768
Our ref:
Date: 01/10/2018

Dear Sirs

Re: Planning Application 18/0768

Address: Land at Osbaldeston Lane Osbaldeston BB2 7JB

Description: Outline consent for construction of four dwellings with access from Osbaldeston Lane

With respect to this application we would not wish to raise any objections to the principle of the development, However, there are a number of concerns regarding access to Osbaldeston Lane which will need to be resolved before our support can be given.

In order to fully support this application we would look for the follow points to be addressed, and for a detailed drawing from which the potential visibility splays and pedestrian exit point can be determined.

An automatic traffic count should be undertaken to determine the traffic flows and speeds, whilst the lane may have a posted 30 M.P.H. speed limit the rural nature of the lane may lead to speed in excess of the posted limit. From the results of this count the required width of the visibility splay can be found. The visibility splay will be the subject to a condition that any building, wall, fence, hedge, tree, shrub or other device will be limited to under 1m above road level.

In order to aid the safe flow of vehicles onto Osbaldeston Lane the access points should be set back from the footway a minimum of 6m and should be at least 5m wide at its narrowest point with a suitable radius to the walled entrance. The existing field entrances are not shown on the plan provided, if the 2 proposed vehicle access points do not match, then the existing entrances should be closed up, to limit the number of vehicle access points. The pedestrian access shown at the northern end of the site should be constructed in such as to hinder the free flow of pedestrians on to the lane. This could be achieved by use of a giggle-gaggle gate.

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

The proposed plan shows a footpath from the Public House carpark along the proposed access road, and exiting onto Osbaldeston Lane. The exit point of this will need to be determined, it would appear from the plans that this is close to a tree which will obscure the view of pedestrians from the passing vehicles.

It would also be expected that the exit onto the Public House car park was treated in such a way that it remains clear, rather than being parked over which would then discourage the use of the footway.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The applicant is advised that the new site accesses, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".