

Ribble Valley Borough Council
[Redacted]

Phone:
Email:

Your ref: 3/2023/0142
Our ref: D3.2023.0142
Date: 20th March 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0142**

Address: **The Hawthorns West Bradford Road Waddington BB7 3JE**

Proposal: **Demolition of existing dwelling. Creation of two new semi detached dwellings with associated access, parking and garden areas.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority 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. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the demolition of an existing dwelling and the creation of two dwellings at The Hawthorns, West Bradford Road, Waddington.

Site Access

The LHA are aware that the site will continue to be accessed off West Bradford Road which is a C classified road subject to a 30mph speed limit.

Lancashire County Council

[Redacted]
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD

The LHA have reviewed Peter Hitchen drawing number A1.5 titled "Proposed Site Plan" and are aware that the existing access will be recentred to serve both dwellings. The LHA have reviewed the proposed access and are aware that the access width complies with the LHAs guidance when serving two dwellings.

However, the LHA require a visibility splay drawing to be submitted as part of the application, given the intensification of use. The LHA require visibility splays of 2.4m x 43m in both directions to comply with the LHAs guidance for the 30mph road.

Should the access not be able to achieve the minimum visibility splays, the LHA require a traffic survey to be conducted to demonstrate the 85th percentile speeds within the vicinity of the proposed access.

Internal Layout

The LHA have reviewed Peter Hitchen drawing number A1.5 titled "Proposed Site Plan" and are aware that 2 car parking spaces will be provided for each 4-bed dwelling. This does not comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan with the LHA requiring 3 spaces to be provided.

As a result, the LHA require a revised site plan to be submitted showing that 3 car parking spaces can be provided for each dwelling. This can be achieved by relocating the footprint of the proposed dwellings a further 2.4m from the adopted highway to provide the additional space.


Furthermore, the LHA are aware that Public Footpath FP0343023 runs adjacent to the sites red line boundary, in between the site and Healings Farm.

Given the footpath is located within the sites red line boundary, the Public Footpath should be a minimum of 2m wide for the duration of the site's length rather than 1m as shown on Peter Hitchen drawing number A1.5. A diversion order may also be required given that the Public Footpath is not located on its definitive line.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council