

Janak Singh

From: Allen, David <David.Allen@lancashire.gov.uk>
Sent: 13 October 2020 10:50
To: Jonathan Evans
Cc: Devcon Mailbox; LHS Customer Service
Subject: 06/2020/0977 32no. dwellings Dean Farm, 150 Whittingham Lane

Application Number: 06/2020/0977

Proposal: Outline planning application seeking approval for access only for residential development for up to 32no. dwellings (all other matters reserved)

Site Address: Dean Farm, 150 Whittingham Lane, Broughton, Preston, PR3 2JL

Hello Jonathan

I write with reference to the above application and offer the following initial highway comments.

Development

I note that this application proposes to deliver a scheme wholly of affordable housing, and is outline with only access included. An illustrative site layout is provided (Ref: 1320-PL03B). This indicates a proposal to accommodate 32no. dwellings of a variety of house sizes.

The supporting documentation, Transport Statement (TS) indicates the development site comprises previously agricultural land pertaining to Dean Farm, an area of hardstanding and areas of trees and shrubs. The site itself currently has with space internally to store vehicles and agricultural equipment.

Existing Highway Conditions

Access to the site is via Pudding Pie Nook Lane from the adopted highway Whittingham Lane B5269. Pudding Pie Nook Lane itself is an unadopted private road without a footway or lighting the TS notes it as a width of approximately 4 metres. It is claimed that, the lane is used to serve a small number of agricultural units and is therefore lightly trafficked. But the existing access to the development site from Pudding Pie Nook Lane is used regularly.

There are concerns regarding introducing further residential development with vulnerable pedestrians including (young children residents) onto this road. There have been previous schemes off Pudding Pie Nook Lane which provide road widening, a footway and lighting, but this has never been delivered due to land ownership issues.

Access

Vehicle access to the site is proposed from a priority-controlled junction with Pudding Pie Nook Lane. The proposed access will be at the same location as the existing gated access

The access road is proposed to be 5.5m wide accommodating a 2m service strip or footpath either side for added safety. The submissions include an Illustrative Layout drawing - 1320-PL03F, but the plan fails to include any vision splays. Can you please request a drawing with vision splays at the site access to Pudding Pie Nook Lane.

The TS states that, to the north of the access, a new footway will be provided along the east side of Pudding Pie Nook Lane. The footway will be 2 metres in width and will connect the new development with the existing footway provided on the south side on the B5269 Whittingham Lane. The Illustrative Layout drawing no. 1320-PL03F, indicates a footway and annotation that, 'existing road to be improved' and also to 'refer to separate details for site access arrangements'. I cannot locate the access drawing, can you forward this. Can the applicant also provide details of the proposed road improvements with clear dimensions. In terms of the footway I would expect the scheme to include lighting to provide a safe route at all times of the day and year.

The TS indicates that the proposed development, *'is considered to be located in a sustainable area where future residents will be able to easily access public transport therefore encouraging journeys by bus via the bus services*

available within a short walk of the site'. Further the TS states, 'The proposed development also benefits from being accessible on foot and cycle.' However, this pedestrian access and access to bus stops is dependent on a safe and suitable access between the site and Whittingham Lane being provided.

Layout

The indicative layout plan shows internal details that would be acceptable with minor amendments for provision of pedestrian access to the dwellings.

In terms of adopting the estate, it should be noted that the site will not be suitable for adoption by LCC as public highway unless the section of Pudding Pie Nook Lane between the site access and Whittingham Lane is adopted. It might be possible to adopt Pudding Pie Nook Lane if the improvement works are included in a s278 agreement with LCC (subject to acceptable improvements to the road structure and land dedication).

Service, Delivery and Refuse

The illustrative layout of the site is adequate to allow normal servicing, subject to safe access being achieved via Pudding Pie Nook Lane.

With regard refuse collection as stated above the proposed estate road would not be suitable for adoption by LCC, and hence would remain a private road. Your cleansing department should be made aware of this and the developer include provision for refuse collection that satisfies your cleansing department.

I would be pleased to comment on additional information/amended plans.

Regards
Dave

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