

Development Control
Rossendale Borough Council

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Your ref: 20.0603
Our ref: D14.20.0603
Date: 21st January 2021

App no: **20.603**

Address: **Spittens Farm, Roundhill Road, Accrington**

Proposal: **Construction of a new farm access lane (application site in Hyndburn and Rossendale)**

I have viewed the plans and planning statement and I would make the following comments.

The application seeks to create a new all purpose vehicle access on Roundhill Road where an existing field access exists, to an existing farm complex. The applicant states that the existing access onto Roundhill Road is below the crest of a hill and at a highly dangerous point especially when exiting onto Roundhill Road with a trailer or tractor. This is not disputed and there are 3 collisions recorded, resulting in 6 injuries, on Roundhill Road in the close vicinity of the existing site access.

The existing access is used by a separate farm complex therefore it will remain in-situ. There are no opportunities to improve the visibility splays at the existing access due to the topography of Roundhill Road.

Roundhill Road has a 50mph speed limit and visibility splays of X-2.4m by Y-160m would be specified for the speed limit.

The new access will provide an improvement in terms of the available visibility splays due to the topography of Roundhill Road at this location.

The site access drawing proposes splays of Y-90m in both directions however when visiting site the splays in both directions exceed 90m and the boundary walls are already at a low, possibly already below 1m from the carriageway height because the field is at a lower level.

I would request that the drawing is amended to show the available splays which are likely to be in the region of 160m which would be the standard. Overtaking is prohibited for east and westbound traffic at the proposed site access therefore splays could be measured to the centre line rather than nearside kerb, again this increases the splays then those shown on the drawing.

Public footpath 14-2-78 joins Roundhill Road at the proposed new site access and a 1m wide gated access is provided adjacent to the gated vehicle access, which is set back 10m from the edge of the carriageway.

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

There is no objection to the proposal subject to the following conditions.

1. The new access track shall be constructed (that part within 5m of Roundhill Road to be of tarmac that drains away from the highway, with kerb radii as first agreed in writing with Lancashire County Council Highways Department and Public Rights of Way, and shall thereafter comprise of two 1m wide tracks of local compacted stone, with a 1m strip of grass between them), and the drystone wall fronting Roundhill Road shall be reduced in height (with trees shrubs in the verge where necessary) to provide the visibility-splays referred to in condition 2. Any entrance gate(s) shall be set back from the carriageway of Roundhill Road by 10m, open away from the highway and take the form of a simple timber-barred gate(s) with provision for the public footpath.

Reason : In the interests of visual amenity and highway safety.

2. The visibility splay to be provided and thereafter retained to each side of the new access track is 2.4m back from the carriageway edge for 160m in both directions along Roundhill Road.

Reason : In the interests of highway safety.

Informative note

The proposed development will require the applicant to enter into a Section 278 Agreement, with the County Council as Highway Authority. The applicant should contact Lancashire County Council, Highway Development Control email – developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk