



Fylde Borough Council,
Development Management Team,
Town Hall,
St Annes Road East,
St Annes.
FY8 1LW

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov
Your ref:
Our ref: LHS/CS/05/20/0868
Date: 17th December 2020

For the attention of John Copstake.

Proposal:	Variation of condition 30 on planning permission 19/0802 - updated affordable housing statement
Location:	Land West Of, Church Road, Weeton With Preese
Grid Ref:	338419 - 434405

With regard to your letter dated the 30th November 2020 and the details shown on drawing 3583 S4 104 "Proposed Site Plan", within the Affordable Housing Statement.

Highways does not have any objections regarding the proposed variation of condition 30 are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Based on the car parking recommendations in the Joint Lancashire Structure Plan, Highways are of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

Highways are of the opinion that the changes to the highway layout fronting plots 22 to 25 is acceptable for all users.

Future highway adoption considerations

Highways are of the opinion that the shown internal highway layout is to an acceptable adoptable layout for adoption under section 38 of the 1980 Highways Act, providing the attenuation swale and associated embankment is not within the adoptable highway service verge.

The swale will not be adopted as part of the highway and the long term management and maintenance of the attenuation swale will also need to be agreed if any highway drainage has direct connections.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Development Support