

Appendix 1

Correspondence between CFM Consultants and Lancashire County Council

Christie Fraser

From: Roy Bancroft <roy@cfmconsultants.co.uk>
Sent: 03 September 2020 12:11
To: Glenn.Robinson@lancashire.gov.uk
Subject: Copp lane Gt Eccleston
Attachments: 4667_Copp Lane Layout options_rv01 Model (1).pdf

Hi Glenn,

Hope you are ok!

Further to our discussions a few weeks ago regarding the Copp Lane Master Plan and the road connection onto Copp lane.

Please find attached an initial site layout plan for the parcels of land which Baxter's have optioned. We have shown that we can achieve a new connector junction which provides a better and safer solution than the current proposals indicated in the Master Plan. The Master Plan currently only shows an indicative junction position which can only provide a substandard solution. We can link through the wider site in any position within our option land.

I would be grateful if you could have a look at the attached and let me know if this junction position would be supported by yourself and if it would be a preferred solution.

Many thanks,

Regards

Roy



AREA 2519m2

Path (um)

COPP LANE

Gradwells Barn

CFM
CONSULTANTS
New Media House, 8 Hardhorn Road, Poulton-Le-Fylde, FY6 7SR
Tel: 01253 891988 Email: roy@cfmconsultants.co.uk

Rev.	description	Date
0		00-00-0000

BAXTER HOMES LTD

**Proposed Housing Development
Copp Lane**

drawing Indicative Site Plan			
job no.	4667	drawn.	RJB
scale	1:500	checked.	RJB
date	23-08-2019	issue	
Drawing Size	A1	Drawing No	BH/04667/1001
		Rev	-

All dimensions are to be checked on site prior to commencing any works. Any discrepancies are to be notified immediately to the surveyor.
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Christie Fraser

From: Roy Bancroft <roy@cfmconsultants.co.uk>
Sent: 29 October 2020 15:12
To: Glenn.Robinson@lancashire.gov.uk
Subject: Copp lane
Attachments: Baxter homes - High street and copp lane combined proposals.pdf

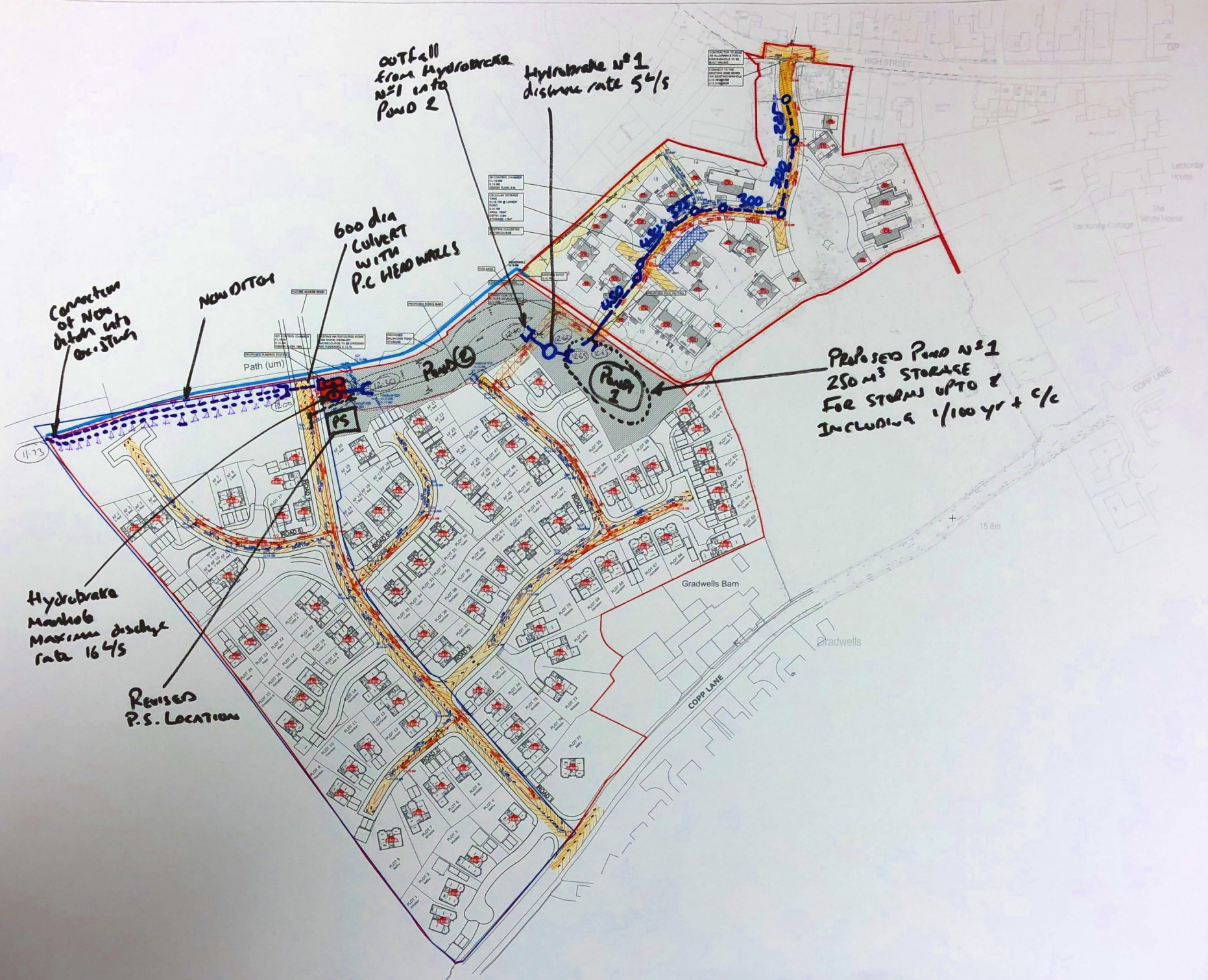
Hi Glenn,

FYI.

Just a bit of a sketch to show the sort of thing we were hoping to do with the main access road through the site linking to the central area of the masterplan allocation.

Regards,

Roy



outfall
from Hydrabrake
Nº1 into
Pond 2

Hydrabrake Nº1
discharge rate 5 l/s

600 dia
CULVERT
WITH
P.C HEADWALLS

Connection
of Non
ditch into
ex. Stun

NON DITCH

Proposed Pond Nº1
250 m³ STORAGE
FOR STORMS UP TO 2
INCLUDING 1/100 yr + c/c

Hydrabrake
Markob
Maximum discharge
rate 16 l/s

Revises
P.S. Location

15.8m

1. GENERAL NOTES
2. SPECIFICATIONS
3. MATERIALS
4. CONSTRUCTION
5. MAINTENANCE
6. TESTING
7. SCHEDULE
8. DRAWING INDEX
9. REVISIONS
10. APPENDICES
11. LEGEND
12. SCALE
13. DATE
14. DRAWN BY
15. CHECKED BY
16. APPROVED BY
17. PROJECT NO.
18. SHEET NO.
19. TOTAL SHEETS
20. CLIENT
21. CONSULTANT
22. PROJECT ADDRESS
23. PROJECT DESCRIPTION
24. PROJECT START DATE
25. PROJECT END DATE

Lickonby House
The White House
Lickonby Cottage

COPP LANE

Gradwells Barn

Gradwells

COPP LANE

HIGH STREET

Path (um)

Pond 2

Pond 1

PS

11.75

P.S. 1

P.S. 2

P.S. 3

P.S. 4

P.S. 5

P.S. 6

P.S. 7

P.S. 8

P.S. 9

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Christie Fraser

From: Roy Bancroft <roy@cfmconsultants.co.uk>
Sent: 19 November 2020 18:34
To: Glenn.Robinson@lancashire.gov.uk
Cc: suetaylor@landmarkdevelopment.co.uk
Subject: Copp Lane

Evening Glenn,

Could you please let me know what the position is with the Copp Lane proposal I sent through to you. I am led to believe that Metacre have now agreed a sub optimal junction solution onto Copp Lane. If this is the case are we wasting our time trying to provide a better solution all round or is there any potential for our own access in any event?

I would be grateful if you could give me a call to discuss as I need to agree with my client the way forward.

Many thanks,

Regards,

Roy

Christie Fraser

From: Roy Bancroft <roy@cfmconsultants.co.uk>
Sent: 25 November 2020 15:51
To: Robinson, Glenn
Subject: RE: Copp Lane

Thanks Glenn

From: Robinson, Glenn <Glenn.Robinson@lancashire.gov.uk>
Sent: 25 November 2020 15:33
To: Roy Bancroft <roy@cfmconsultants.co.uk>
Subject: RE: Copp Lane

Roy,

The access arrangement to Cop Lane on your plan would be acceptable in principle. To serve as access to the main site with access through to Garstang Road the road would need to be 6-6.5m wide the 6 – 10m radii and a visibility splay of 2.4m x 43m all of which can be provided within the land controlled.

For us to accept an access with shorter sightlines a traffic calming scheme would need to be provided – this is the route that the adjacent site are taking with their application which has all matters reserved.

Our preference would be a standard simple priority junction without the need to provide traffic calming – however, the approach taken by the adjacent landowner is not one where we could defend a highway objection at appeal.

Your site has the potential to provide access to the adjacent site and through it to Garstang Road.

Regards
Glenn

Glenn Robinson
Team Lead (Development Support – Chorley, Fylde & Wyre)
Highways and Transport
Lancashire County Council

T: 01772 535214
M: 07557 030769
<http://www.lancashire.gov.uk>.

From: Roy Bancroft <roy@cfmconsultants.co.uk>
Sent: 19 November 2020 18:34
To: Robinson, Glenn <Glenn.Robinson@lancashire.gov.uk>
Cc: suetaylor@landmarkdevelopment.co.uk
Subject: Copp Lane

Evening Glenn,

Could you please let me know what the position is with the Copp Lane proposal I sent through to you. I am led to believe that Metacre have now agreed a sub optimal junction solution onto Copp Lane. If this is the case are we wasting our time trying to provide a better solution all round or is there any potential for our own access in any event?

I would be grateful if you could give me a call to discuss as I need to agree with my client the way forward.

Many thanks,

Regards,

Roy

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