

## Janak Singh

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**From:** Allen, David <David.Allen@lancashire.gov.uk>  
**Sent:** 28 September 2020 16:10  
**To:** Robert Major  
**Cc:** Devcon Mailbox; LHS Customer Service  
**Subject:** 06/2020/1002 Development up to 125no. dwellings Land north of Jepps Lane

**Application Number: 06/2020/1002**

**Proposal: Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved)**

**Site Address: Land north of Jepps Lane, Barton**

Hello Robert

I write with reference to the above application.

This appears to be an identical resubmission of application 06/2019/0866.

**Subject to the previous agreement on the A6 Strategy contribution** (to provide necessary infrastructure to facilitate the development), I have no highway objections subject to the following highway conditions being included in any permission:

1. No part of the development shall be occupied until the new site access/ junction to Jepps Lane has been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The highway junction scheme shall include the provision of a junction table at the new access similar in design to the junction tables on Jepps Lane, a continuous footway to connect with that existing to the west, the upgrade of 2 bus stops on A6 close to the site to full mobility standard with shelter, (the northbound bus stop in the vicinity of no 853 Garstang Road and another southbound opposite 833 Garstang Road). Reason: To ensure that satisfactory vehicular and pedestrian access is provided to the site before the development hereby permitted becomes occupied.
2. The new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
3. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established. Reason: To ensure future management and maintenance of the proposed streets is secured.
4. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, or road sweeping provision implemented to the approval of the Local Planning Authority in consultation with the Highway Authority. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

5. This consent involves large scale construction adjacent to the minor public highway (Jepps Lane) and the transport of construction equipment and building materials to the site. Prior to the commence of the development, the applicant together with a member of staff from the Highway Authority shall conduct an inspection of the local highway network to establish the structural integrity of the highway. To this end the applicant must contact the Highway Authority, LCC Highways, Cuerden Depot, Cuerden Way, Bamber Bridge, Preston, quoting the planning application number, and give 21 days notice of the start date for haulage operations to/ from the site. Reason. In the interest of highway safety.
6. No development shall commence until an Interim Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Interim Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the development provides sustainable transport options.

I also request that the following informative notes are included on any formal planning decision: -

- a. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the LCC Highways Team at Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.
- b. The Applicant is advised to obtain the written approval of the Local Highway Authority for the details required under Condition 1, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of **technical approval** from the Local Highway Authority.
- c. The applicant is advised that to discharge condition \*3\* the Local Planning Authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980, or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
- d. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
- e. This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that highway surface water drainage system must not be used for the storage of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.
- f. Travel Planning - . If the applicant would like to discuss the Travel Plan with LCC prior to submission of Travel Plan/discharge condition, they should contact the LCC development support team email ([developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)) and it will be forwarded on to the Travel Plan team.

Regards

David Allen  
Team Lead Preston, South Ribble and West Lancashire

Highways Development Support  
Highways & Transport  
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