

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0026  
Our ref D3.2022.0026  
Date 22<sup>nd</sup> March 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0026**

Address: **Shireburn Caravan Park Edisford Road Waddington BB7 3LB**

Proposal: **Three new residential caravan pitches with associated landscaping, access and servicing.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and 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 subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for three new residential caravan pitches at Shireburn Caravan Park, Edisford Road, Waddington.

The site already has 105 residential units, and the proposal is to increase this by a further 3 units, meaning that 108 units will be at the site following the proposal.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Site Access**

The LHA have reviewed the supporting documents and understands that the site will continue to be accessed off Edisford Road which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that the access to the site which is existing will remain unaltered following the proposal. Therefore, the LHA have no comments to make regarding the access with it already being existing and complying with the LHAs guidance for the scale of development.

## **Highway Safety**

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

## **Internal Layout**

The LHA are aware that the 3 caravans will provide 2 beds each. For the caravans to comply with the parking guidance found in the Joint Lancashire Structure Plan, the LHA require 2 car parking spaces to be provided.

Usually, the LHA would condition a parking plan to ensure that the site has the adequate parking facilities. However, given that the caravans will be accessed via a private, access track from the public highway, parking at the site is a private management concern and will not impact on the public highway. Therefore, the LHA will not condition this and so have no objection to the proposal.

## **Off-site implications**

The LHA are aware that the caravans are likely to be transported to the site via the Edisford Bridge. Therefore, the LHA will place suitable conditions on the application to ensure that all measures are in place to protect the highway bridge during construction movements.

## **Conditions**

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;

- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway and verge.

2. Before each and every unit is delivered to or taken away from the site an abnormal delivery company should be employed to help with the safe passage of the load and to make other road users aware of the delivery.

REASON: To enable all delivery traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

3. No delivery of caravan units shall take place until a detailed timetable showing the dates and times of the delivery, and an assessment of the routes the deliveries will take, is submitted to the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In the interest of highway safety.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council