

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0048  
Our ref D3.2022.0048  
Date 23<sup>rd</sup> March 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0048**

Address: **The Cottage Barn Chapel Lane Newton BB7 3DY**

Proposal: **Construction of new single storey holiday cottage.**

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

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a new single storey holiday cottage at The Cottage Barn, Chapel Lane, Newton.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2021/1030- Temporary change of use for a period of 2 years from extended family accommodation to self catering holiday accommodation. Permitted 24/02/2022.

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#### **Phil Durnell**

Director of highways and Transport  
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## **Site Access**

The LHA are aware that the site will continue to be accessed off Chapel Lane which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed PRC Projects drawing number PR-HC-05 titled "Site Plan" and understands that the access, which currently serves the dwelling and the holiday let approved under application reference 3/2021/1030, will remain unaltered following the proposal.

The LHA have reviewed the access width and are satisfied that the width complies with the LHAs guidance.

However, the LHA require the Applicant to provide a visibility splay drawing at the site access showing that the access can achieve visibility splays of 2.4m x 43m in both directions.

The LHA require this information because the site access, following the proposal, will be intensified through the proposal generating additional trips to the site. Therefore, the LHA require this information to ensure that the site can provide the minimum vehicular visibility.

The LHA are aware that the site access is unlikely to achieve the minimum visibility to the right of the access due to the footprint of the existing dwelling being located in the splays. However, the LHA still require a drawing showing the maximum visibility the site can provide.

The LHA will also require a traffic survey to be conducted within the vicinity of the site access to identify the average number of flows which pass the access and the 85<sup>th</sup> percentile speeds of these vehicles. The count should then be submitted to the LHA for review.

The LHA require the visibility splay drawing and a traffic survey to enable the LHA to identify whether a shortfall in visibility at the site access will be acceptable or not.

## **Internal Layout**

The LHA have reviewed PRC Projects drawing number PR-HC-05 titled "Site Plan" and understands that 2 car parking spaces will be provided for the 3-bed holiday cottage to comply with the parking standards as defined in the Joint Lancashire Structure Plan.

However, the LHA require that the internal access to the holiday cottage is setback further into the site. This is because currently, the internal access to the proposal is too close to the site access which is located off the adopted highway. Therefore, to enable vehicles exiting the internal access to have time to gain the best vantage point to improve vehicular visibility, especially to the right of the access, the LHA require the access to be setback further into the site.

## **Conclusion**

Before the LHA can fully assess the application, further information is required.

Yours faithfully

**Ryan Derbyshire**

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council