

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0414
Our ref D3.2022.0414
Date 1st July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0414**

Address: **Carr Hall Whalley Road Wilpshire BB1 9LJ**

Proposal: **Proposed electric quad motorsport facility with support building and car park.**

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.

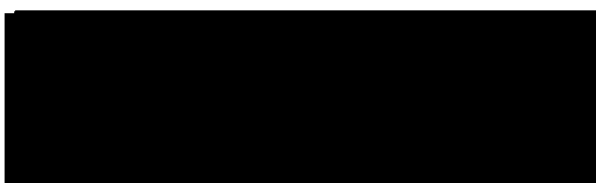
Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed electric quad motorsport facility at Carr Hall, Whalley Road, Wilpshire.

The LHA previously responded to the application on 17th June 2022, requesting further information regarding an Operation Statement.

The Agent has now submitted an Operation Statement provided by AMNI Transportation which will be reviewed below.



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

3/2021/0755- Proposed change of use of Carr Hall to B2 (General Industrial) use, retaining the existing Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use. Permitted 26/10/2021.

3/2020/0568- Leisure development including electric motorsport adventure facility and support building, cafe building, natural playground and 10 glamping pods. Refused 18/12/2020.

3/2015/0547- Full application for change of use to a secure vehicle storage area, with ancillary development comprising the siting of 1No. welfare facilities cabin, 1 No. drying room cabin and 3No. containers for storage. Permitted 11/08/2015.

3/2014/1044- Change of use from garden centre to B1 (office) and the retention of the existing B8 storage. Permitted 19/01/2015.

Site Access

The LHA are aware that the site will be accessed off Whalley Road which is an A classified road subject to a 40mph speed limit.

The LHA are aware that the proposal will use an existing access which serves Carr Hall, a B2, B8 and Use Class E site and a single dwelling.

Given that the site is existing for commercial use and has the required visibility for a 40mph road, the LHA have no further comments to make regarding the site access.

Highway Safety

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Trip Generation

A TRICS assessment demonstrates the approximate level of trips the proposed development could generate as a whole.

The assessment for the development can be viewed below:

Land Use- Quad Bike track (328.3 sqm)	Weekend Peak (1200-1300)		
	Arrivals	Departures	Two-Way
Trip rate per 100sqm	2.174	1.745	3.856
Total Trip Generation	7.1	5.7	12.8

The site could generate 13 two-way car trips during peak hours at the weekend. That being said, the LHA are satisfied that any additional trips associated with the proposed development would be unlikely to lead to an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe and so have no concerns regarding the expected trips to the site.

Internal Layout

The LHA have reviewed Bramley-Pate and Partners drawing number L/32/01A titled "Proposed Site Plan" and are satisfied that the internal carriageway arrangements which will serve the proposal and the existing commercial and residential site complies with the LHAs guidance.

However, the LHA will require Public Footpath 3-46-FP13 to be adequately resurfaced. The LHA do acknowledge in places that the surfacing of the footpath is adequate but from the first footbridge to the footpath leaving the site, the LHA require the surfacing to be upgraded. The LHA will condition that these improvements are made and will send the Agent and the LPA, the Public Right of Way response which shows where the location should be made.

The LHA have also reviewed the parking arrangements as shown on Bramley-Pate and Partners drawing number L/32/01A titled "Proposed Site Plan" and are aware that the site will provide 23 car parking spaces.

While the LHA are aware, after reviewing the Operation Statement, that the maximum number of people on site at any one time will be 29, 25 customers on the track and 4 staff members, the LHA will accept the provided number of car parking spaces. This is because the LHA are aware that some customers to the site, especially them who pre-book and so there is a minimum of 10 people in their group, are likely to car share to the site. Therefore, the demand for parking reduces.

There is also a lag time of 30 minutes between customers who participate in the half a day experience at the site. Therefore, customers who are there for the morning will have already left before customers for the afternoon session arrive. This will mean that there will be enough parking capacity for visitors to the site and so the LHA have no objection to the proposal.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that

construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2.The quad track shall be limited to 25 customers on the track at any one time.

REASON: To ensure that any future changes to the quad track and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

3. No part of the development hereby permitted shall be occupied until such time as the Public Right of Way improvements (Re-surfacing of the Public Right of Way between the first footbridge to the footpath leaving the site) have been implemented in full.

REASON: To ensure that the improvements to the Public Right of Way are met before the site begins operating.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Bramley-Pate and Partners drawing number L/32/01A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council