

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0574  
Our ref: D3.2022.0574  
Date: 26<sup>th</sup> September 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0574**

Address: **Rann Woodland Off Saccary Lane Mellor Blackburn**

Proposal: **Retention of storage containers, vehicle parking and turning area. Reduction in the width of the track to an average width 2.9m. Proposed cladding and roofing over storage containers and the construction of a welfare unit.**

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 retention of storage containers, construction of a welfare unit, parking and turning area and the construction of a 2.9m track to serve the site at the Rann Woodland, Saccary Lane, Mellor.

The LHA are aware that the site is subject to a planning enforcement appeal following appeal references APP/T2350/C/22/3301926 and APP/T2350/C/22/3301928. The

#### **Lancashire County Council**

Phil Durnell  
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planning enforcement appeal occurred due to the majority of the proposal being implemented without planning consent. The appeals are currently ongoing.

In any case, the LHA are also aware of the other planning history associated with the site. This includes application reference 3/2005/0803 which proposed to create a stoned path suitable for disabled visitors and a car park area within the woodland area. The application was permitted by the Local Planning Authority (LPA) on 24<sup>th</sup> November 2005.

### **Site Access/ Internal Layout**

The LHA are aware that the site will utilise an existing access located off an unadopted, private access track which serves numerous neighbouring dwellings, farms and also serves Public Footpath 3-25-FP5. The private access track is located off Saccary Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed SPA drawing number 6625-P01 Rev B and are aware that the site will utilise an existing access which used to serve the visitor car park for The Rann woodland following application reference 3/2005/0803.

Before the LHA can fully assess whether the access complies with the LHAs guidance, the LHA require further information regarding the type of vehicles that will access the site and the expected number of trips the site will generate.

The LHA will also await this information before commenting on the internal layout at the site. The LHA do, however, inform the Agent and Applicant that should the LHA have no objection to the proposal following the submission of further information, the LHA will condition that an internal outfall drainage system is implemented. This is because the LHA are concerned that surface water from the internal access track and hardstanding areas will drain onto the private, unadopted track which serves neighbouring dwellings and farms as well as Public Footpath 3-25-FP5 and FP6, due to the level difference of the land.

### **Conclusion**

The LHA require further information in the guise of a short Operation Statement stating the expected number of trips the site will generate and the type of vehicles which will access the site. This information will allow the LHA to fully assess the application.

Yours faithfully

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

