

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2018/0812
Our ref:
Date: 26/09/2018

Dear Sirs

Re: Planning Application 18/0812

Address: The Brows Farm Brows Barn Higher Road Longridge PR3 2YX

Description: Erection of log cabins and camping pods on agricultural land and formation of new access and track to service them.

With respect to the principle application we would not wish to raise any objections in principle to the application.

However, there are a number of concerns regarding the access for this site and the provision of sufficient on-site parking. This application appears to be solely for the log cabins and camping pods although the Planning Statement makes reference to the provision of up to 10 camping and caravanning pitches.

In order to pursue the application we would look for further information to allay our concerns. This including information regarding the suitability of the access from Higher Road and further concerns outlined in this response. There is a concern that two vehicles especially those drawing trailers or caravans would not be able to enter the site whilst a second is waiting to exit, a swept path analysis of this conflict should be undertaken. This should be carried out using a reasonable size of car and caravan such as a Ford Mondeo and a caravan that give a total length of 12m. From this it is expected that the required width of the access road could be determined.

If it is not possible for a car and caravan to enter the site whilst one is waiting then adequate provision to enable the vehicles to pass at the site entrance should be made.

Whilst the plans provided show parking provision for the log cabins it is unclear where these are to be provided to support the camping pods, these will need to be provided adjacent to the pods. Although, it is known that the marketing for the

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Director of Community Services
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camping pods is to refer to the local links to walking and cycling routes it cannot be assumed that walkers and cyclists will not only arrive on foot or by cycle.

Should you wish to support this application we would wish for the following conditions to be added to the approval notice.

1. 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.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. This should be shown on a plan that is approved by the Local Planning Authority. **Reasons:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
3. No part of the development hereby approved shall commence until the scheme for the access to the site has been completed. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the access to the highway are acceptable before work commences on site.
4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie

Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.