

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: D3.2020.0307.FULL
Our ref: D3.2020.0307
Date: 20th July 2020

FAO: Adam Birkett,

Application number: **2020.0307.FULL**

Address: **Land south west of Ribblesdale Hall Sawley Road, Chatburn**

Proposal: **Proposed change of use of agricultural land for the development of a holiday park containing 9 lodges and a manager's lodge with associated access and landscaping.**

While I can confirm that there are no valid highway reasons to object to the applicant's proposal, given the sites location in a rural environment it is important that measures are included within any proposed development of the site to formalise the existing "field gated" point of access to include:

- Creation of an oversized length of driveway to allow two vehicles to pass unhindered prior accessing / egressing to / from the adjacent public highway.
- Laying of metaled surfacing
- Undertaking a degree of vegetation / boundary hedgerow management along the frontage of the site with Sawley Road point of access.



Application field gated point of access

From a highway perspective, I have no highway objection to applicant proposals.

Should your council be minded to grant approval, I would ask that inclusion of the following conditions where appended to any associated consent.

Condition:

1. The proposed access from the site to Sawley Road shall be constructed to a (minimum) width of 7 metres and this width shall be maintained for a minimum distance of 10 metres

Phil Durnell
Director of Highways and Transport
Lancashire County Council, PO Box 100, County Hall, Preston, PR1 0LD
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measured back from the nearside edge of Sawley Road carriageway vehicle running lanes. Reason: To enable vehicles to enter and leave the premises without conflict, unhindered & in a safe manner without causing a hazard to other road users.

2. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement (namely an improved metalled and kerbed vehicular drop crossing) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. 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 using a permeable form of bitumen macadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

4. Before the access is used for vehicular purposes, any gateposts erected at the sites point of access with Sawley Road shall be positioned behind the nearside edge of an established field boundary hedge line with associated gates opening away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

5. No part of the development hereby approved shall be occupied or opened for trading until the approved schemes referred to in Conditions 1 & 3 have been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Informative Note:

- a) The works referred to in condition 2 will require the applicant to enter into an appropriate agreement with Lancashire County Council as highway authority.
- b) This consent requires the improvement and / or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Highway & Transport Directorate for further information by telephoning 0300 123 6780 or writing to Lancashire County Council Customer & Business Support, C/o developeras@Lancashire.gov.uk quoting the planning application number.

I would recommend that the applicant undertake a degree of vegetation / hedgerow management along the sites frontage with Sawley Road.

I hope the above is of assistance in your council's determination of the application.

Yours faithfully



Michael Doran
Highways & Transport
Lancashire County Council