

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2020/0568

Our ref:

Date: 12<sup>th</sup> October 2020

Dear Sirs

**Re: Planning Application 20/0568**

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

**Description: Leisure development including electric motorsport adventure facility and support building, cafe building, natural playground and 10 glamping pods.**

With respect to this application whilst we would not object to the development there are a number of areas of concern.

The areas that require further information are as follows

- The car park shows no areas for Mobility Parking, Cycle Park facilities for café customers and Glamping Pod users, Motorcycle parking nor does there appear to be any facilities for the recharging of electric vehicles
- Lancashire's Parking standards would suggest the 25 parking spaces are not sufficient to support the café and leisure facilities
- The surfaced access to the car park should be wide enough to allow 2 vehicles to pass or a passing place should be provided
- Consideration should be given to re-routing one of the cycle paths so as not to conflict with the access to the lower of the car park
- A construction management plan, this should include reference to the low railway bridge in Langho

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
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[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

- Details of a warning sign on site to alert drivers of the low bridge in Langho. Guidance should be taken from The Traffic Signs Manual Chapter 4 Section 7
- Lack of commercial servicing for the Café
- An exterior lighting design would also be expected

Should you wish to support this application we would require that a condition stating that any of the elements of this application could not be occupied or start to trade until the outstanding condition from application 3/2014/1044 regarding the improvement to the bus stops on Whalley Road has been completed. Although it is expected that this should be completed as part of an earlier planning application.

It is also noted that this application is just for the leisure elements of the Highways Pre Application and that the Transport Report refers to a larger office and light industrial units. If these units are to be presented with a subsequent application, then the additional traffic levels may require further works at the junction with Whalley Road A666, to improve the pedestrian and vehicle access across the road.

In order to fully support the application we would look for further evidence to show how our concerns can be allayed.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

#### Notes

1. The applicant is advised that the bus stop works from application No. 2/2014/1044, 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](http://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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433

3. 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.