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REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

26th January 2021

Ribble Valley BC
via email

APPLICATION NO: 3/2020/0667

ADDRESS: Witcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL

PROPOSAL: Change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles

RE: Lancashire County Council Highways Response

We welcome that LCC Highways have no objection in principle to the proposed development.

In respect of their comments, we offer the following response:

- The applicant agrees to ensure that the road and PROW will be kept clear of obstruction at all times and that construction traffic will be briefed and managed to ensure they are made aware of the need to be aware of other users of the road, including pedestrians and horse riders. This could be controlled by a Construction Traffic Management Statement secured by condition if required.
- In respect of the provision of passing places, the private road is not within the applicant's ownership, so new passing places cannot be provided, except immediately adjacent the site.

However, contained within this letter is a map and photographic record of the main existing passing place provision on the road.

It is considered with reference to this, that sufficient passing places exist, and indeed that these have been sufficient to ensure the safe use of the road by existing traffic, which includes forestry traffic, existing landowners with rights of access like the applicant, and recreational users (pedestrians, cyclists and horseriders) of the PROW.

It is also noted that the matter of passing places was not raised in the LHAs comments on the previous glamping application at the site, which would have given rise to similar traffic movements.

- The number of expected vehicles associated with the proposed development is considered to be low (3-6). These movements also need to be considered in the context of the lawful 'agricultural' use of the building and the unrestricted
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vehicular access, including with large and heavy vehicles, which this lawful use would be expected to have generated historically, and to generate, if re-established.

If any additional information or clarification is required, please do not hesitate to contact me.

With kind regards



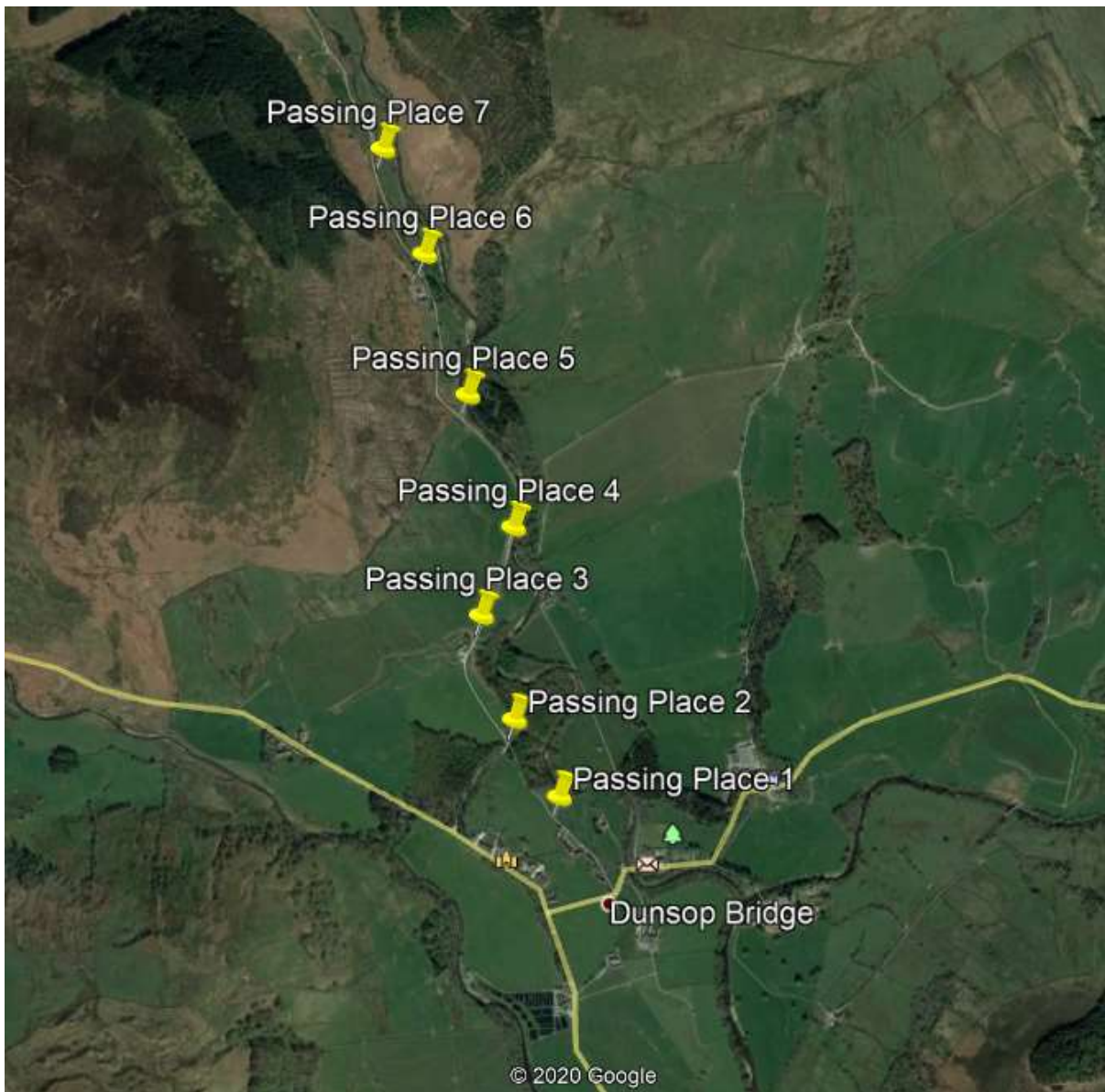
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EXISTING PASSING PLACES



JOURNEY TO WITCHER WELL



View junction Whitendale Road / Crescent showing multiple passing places (pin no. 2)



View at Keepers Cottages showing multiple passing places (pin no.3)



Passing place at footbridge (pin no. 4)



Passing place corner before Bishops House (pin no. 5)



This is another passing place at the other side of the bend after pin 5



Looking back towards Bishops House (pin no. 6)



View passing place beginning of straight length road after Bishops House (pin No.7)



View of further passing place beyond Bishops House (pin no 7)

Another passing place midway between pin 7 and entrance



View of entrance to proposed site

JOURNEY FROM WITCHER WELL



Hard shoulder just south of Witcher Well entrance



Hard shoulder at north side of bend at (pin no.6)



Hard shoulder just south of Bishops House



Further hard shoulder south of Bishops House



Passing place (at pin no.5)



'Hard shoulder' (gravel / rock under the grass) (south of pin no.5)



Further hard shoulder (south of pin no.5)



Hard shoulder (just north of pin no.4)



Layby at Keepers Cottage (pin no.4)