

Our Reference : T3231/DW

Your Reference :

4th March 2020

**Ms N Thornton
Cottam Cottage Farm
Writtenstone Lane
Longridge PR3 2ZN**

Dear Ms Thornton,

**Cottam Cottage Farm, Written Stone Lane, Longridge
Proposed Wooden Structure Holiday Let
Highways Statement**

Further to your recent instructions, I confirm that I have undertaken a review of your proposals to construct a single 1 bedroomed wooden structure within the orchard area associated with the above property. Access to the structure would be via an existing gate onto the lane and a parking/turning area would be provided to enable vehicles to enter and leave in a forward gear. It is understood that the structure would be used for a tourist holiday let.

The findings of this review are set out below and should be sufficient to inform both the Local Planning Authority (LPA) and the Local Highway Authority (LHA) as to the potential highways implications of the proposals.

The site is illustrated on the Location Plan reproduced at **Annex A**. Access to Writtenstone Barn is via Written Stone Lane (X405) which leads onto the B6243 Lower Road opposite Ward Green Lane (5033). Lower Road is subject to the National Speed Limit in the vicinity of the junction.

Written Stone Lane is a single-track road which serves the existing farms and properties including:

- Written Stone Farm;
- Cottam House Farm;
- Cottam House Cottage;
- Cottam Cottage Farm (including an existing holiday let)

The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA
T: 01772 786066
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E: mail@psadesign.co.uk
www.psadesign.co.uk

Clearly, there are several vehicular trip generators already served by Written Stone Lane. Namely: 3 residential properties; 1 holiday let and two farming businesses.

As can be seen below, visibility to/from Written Stone Lane in the critical direction along Lower Road appears to be adequate.



Photo 1 – Visibility to the West at the Written Stone Lane Junction

In the other (less critical) direction, although sightlines are reduced slightly due to the vertical profile of the main road, they are still significantly greater than those available to the Ward Green Lane opposite, which are restricted by the property located immediately adjacent to the junction.



Photo 2 – Visibility to the East at the Written Stone Lane Junction

The guidance given in Manual for Streets 2 considers the provision of visibility sightlines at junctions and states at paragraph 10.5.9 that:

'based on research referred to above, unless there is local evidence to the contrary, a reduction in visibility below recommended levels will not necessarily lead to a significant problem.'

Reference to the LCC MARIO website confirms that there have been no recorded accidents on either Written Stone Lane itself or in the vicinity of its junction with Lower Road. This provides the 'local evidence' that the sightlines available at the existing junction does not result in a road safety issue.

Similarly, the MARIO data also indicates that the width of Written Stone Lane itself has not resulted in any historical road safety issues.

Planning Background

There have been two recent planning consents granted by the LPA at the property. These are:

- 3/2008/0922 - Proposed demolition of an existing farm workers cottage and the erection of a replacement dwelling within the curtilage.
- 3/2013/1017/P - Change of use for annex section of the house to be used as a holiday let.

As part of both planning applications, Lancashire County Council (LCC) were consulted as the local highway authority. LCC raised no highway related objection to either planning application.

Proposed Development and Potential Highways Impact

As noted above, the proposals comprise the construction of a single 1 bedroomed wooden structure within the orchard area of your land with access via an existing gate onto Written Stone Lane. A parking/turning area would be provided to enable vehicles to enter and leave in a forward gear.

Given that it is intended for the wooden structure to be used as a holiday let, associated vehicular trip generation is likely to be low – circa 2 movements per day on average. In addition, depending on occupancy rates it is unlikely that these trips will take place every day.

Clearly such an increase in trips on Written Stone Lane and through its junction with Lower Road would be negligible. Certainly, such an increase would not be perceptible, nor could it

have a detrimental impact on the existing safety record in the vicinity of the site, particularly given the very low levels of existing traffic movements.

In light of the above, there is no evidence to suggest that the proposed development would result in a detrimental impact in terms of highway operation or road safety. In fact, the evidence would suggest that '*safe and suitable access to the site can be achieved for all users*' (NPPF para 108 b.); and that there would not be '*an unacceptable impact on highway safety*' or '*severe residual cumulative impacts on the road network.*' (NPPF para 109). These are the relevant policy tests with regards to highways.

Conclusion

I conclude that the proposed development comprising construct a single 1 bedroomed wooden structure for holiday let purposes should not have a significant detrimental impact in highways or transport terms. In my opinion, the proposals would therefore comply with the relevant policies of the NPPF and accordingly there should be no valid highway related reasons why the proposals should not be granted planning consent.

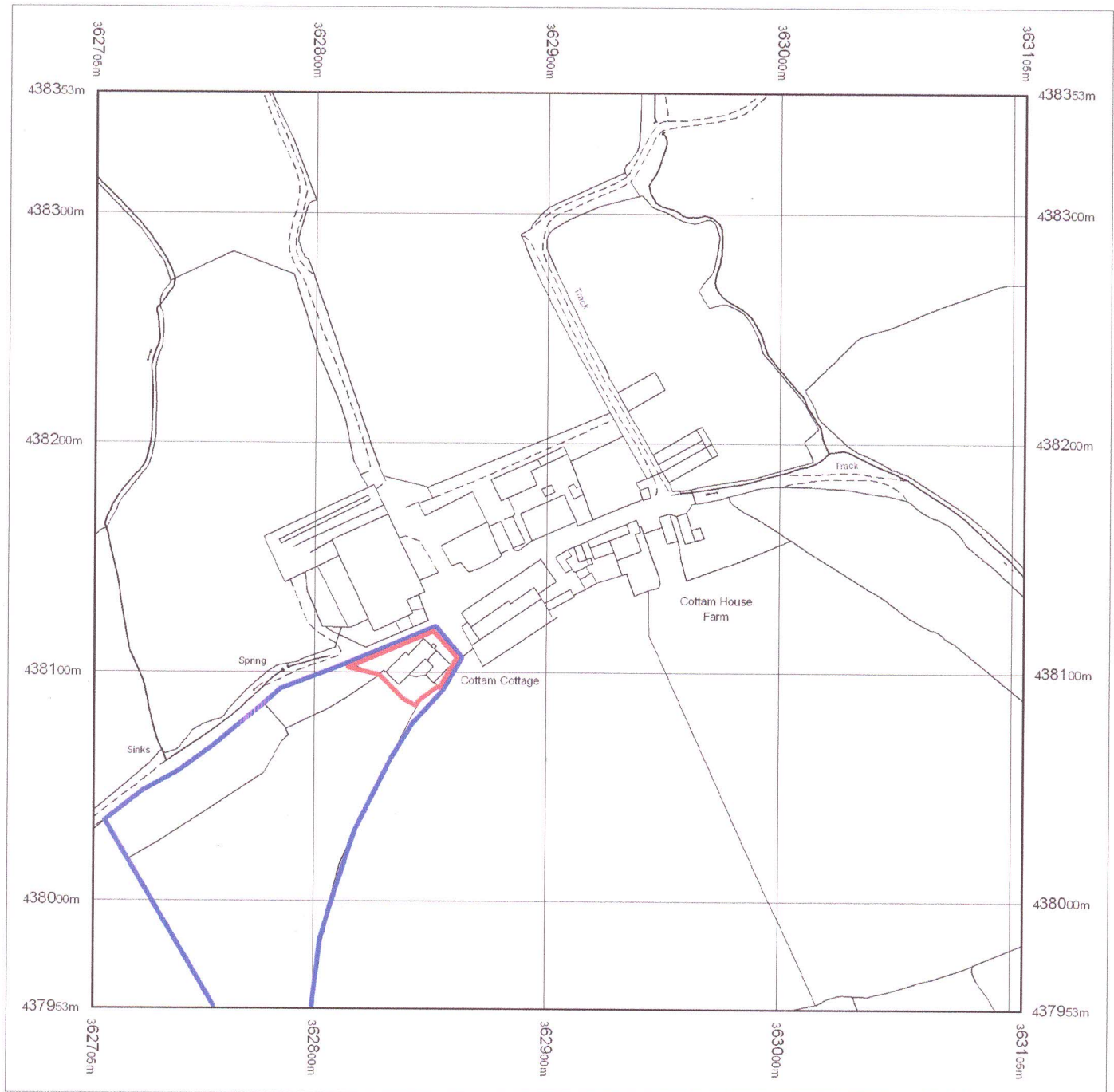
I trust that the above will be sufficient for your current purpose but please let me know should you require any further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dave Wallbank', with a stylized, cursive script.

Dave Wallbank
Director

ANNEX A – Location Plan



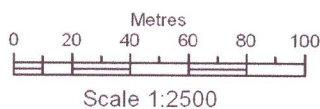
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The representation of features as lines is no evidence of a property boundary.



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4617 COTTAM COTTAGE			
job			
LOCATION PLAN			
drawing title			
drwg. no.	4617-EX-01	rev	
scale	1:2500	18/09/08	SGE
		date	drawn
MASON GILLIBRAND			
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16 WILLOW MILL, CATON, LANCASTER, LA2 9RA			
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