

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 16 December 2020 17:02
To: Laura Eastwood
Cc: Planning; LHS Customer Service
Subject: D3.2020.0981 - Land At Moran's Farm Pendleton Road Wiswell Clitheroe BB7 9BZ

Dear Laura

In respect to the proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas, I have the following comments to make.

Whilst I would raise no objection to the principle of the development proposal, I must ensure that the proposal would not be detrimental to highway users and therefore I would wish to raise the following concerns to allow the applicant the opportunity to address the below raised issues.

At present with traffic counts remaining lower than historic levels, for the foreseeable future traffic counts would not be accepted by LCC as the local highway authority. However, with that being said and with total disregard to any volumetric data, purely looking at the speed data to determine visibility splays, should a large enough sample of data be submitted than it would be considered as reasonably fair to determine a realistic 85%ile from that data being submitted. The submitted traffic survey that had been undertaken between the 17/07/2020 – 23/07/2020 however would not quantify a large enough sample due to the lower number of vehicles on the road and I ask that more data is provided in order to determine a realistic 85%ile speed along Pendleton Road in proximity of the application site.

The applicant has not demonstrated how the lodges will be constructed or transported to site, due to the dimensions of the lodges they will need to be transported as materials to then be constructed on site, the local infrastructure would not support any abnormal loads for the transportation of the lodges and therefore the Local Highway Authority would object to such a method.

A detailed, scaled access arrangement plan would need to be submitted to determine access dimensions. The sliding gate will need to be set back 7m from the carriageway and the access point needs to be wide enough to support two way traffic flows.

A turning head will also need to be provided within the site, swept path analysis of the site needs to be carried out and a hard standing refuse collection point will need to be established on Pendleton Road fronting the site.

I ask that the plans are revised in accordance with the above and that further information is provided as requested above before I can provide any further comments for the proposal.

Kind regards

Robert Gregg EngTech MICE MCIHT
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