

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/1092
Our ref D3.2021.1092
Date 29th November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/1092**

Address: **Brockthorn Laithe Wigglesworth Road Slaidburn BD23 4SX**

Proposal: **Construction of three holiday lodges with associated parking, access and landscaping.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the construction of three holiday lodges with associated parking, access and landscaping at Brockthorn Laithe, Wigglesworth Road, Slaidburn.

Site Access

The LHA are aware that the proposal will use an existing access directly off Wigglesworth Road which is a B classified road subject to a 60mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The LHA are aware, by reviewing SPA drawing number 6284-P02 titled "Proposed Site Plan," that the existing access will be improved following the proposal.

The LHA have reviewed the drawing and are satisfied that the access arrangements complies with the LHAs guidance and so the LHA have no further comments to make.

However, the LHA have noted that the site access is unable to provide the minimum vehicular visibility for a 60mph road. This is because as shown on SPA drawing number 6284-P02 titled "Proposed Site Plan," the site can only provide visibility splays of 2m x 65m to the left and 2m x 75m to the right of the access.

The LHA normally require for a 60mph road, visibility splays of 2m x 214m in both directions. Therefore, there is a shortfall in visibility of 149m to the left and 139m to the right.

For the LHA to support the shortfall in visibility at the site access, the LHA require a speed survey to be undertaken in the vicinity of the site. The speed survey which can be undertaken by a private traffic survey company will record vehicle volumes and speeds and will demonstrate 85th percentile speeds which can be used to support the sites visibility splays.

Internal Layout

The LHA have reviewed SPA drawing number 6284-P02 titled "Proposed Site Plan," and understands that the site will provide 5 car parking spaces for the 2 x 2 bed and 1 x 1 bed holiday lodges. This complies with the parking guidance found in the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Conclusion

Following the submission of a speed survey, the LHA will be in a better position to fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council