

Town & Country Planning Act 1990 (As amended)

Ribble Valley Borough Council

Proposed static caravan holiday park (15 no.) at the former Punch Bowl Inn site

Longridge Road, Hurst Green near Whalley BB7 9QW

Highway Report

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28th October 2021

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*Proposed static caravan holiday park (15 no)
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1. Introduction

1.1 This Highway Report has been prepared to accompany the planning application for a proposed static caravan holiday park at the former Punch Bowl Inn site on Longridge Road in Hurst Green near Whalley in Ribble Valley. The proposed holiday park will provide 15 no. static caravans for leisure use with good access to local centres such as Whalley, Longridge and Clitheroe and close to recreational walking paths and cycleways.

1.2 The proposal to provide 15 no. static caravans at the site and the conversion of the former public house into 5 no. holiday lets and a café was approved by Ribble Valley Borough Council (RVBC), in October, 2018 (RVBC planning permission ref. 3/2018/0362). The planning permission is extant but the former public house has had to be demolished because it had become structurally damaged. The current planning application is, therefore, for the static caravan holiday park.

1.3 During the preparation of the report, the following investigations have been carried out :

- an examination of the existing site and the adjoining highway network,
- a review of the road safety records for the existing highway network,
- an examination of the proposed holiday park layout including the highway access and parking,
- a comparison of the traffic generating potential and total trip generation (by all modes of transport), for the recently approved and new planning applications, and
- consideration of the accessibility of the proposed development by sustainable transport (public transport, cycling and walking).

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1.4 The following sections describe these investigations.

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2. Site Location and Previous Use

2.1 The proposed static caravan holiday park will be located at the site of the former Punch Bowl Inn on the south side of the B6243 Longridge Road in Hurst Green, as shown in Figure 1.

2.2 The former public house was a popular destination for dining and drinks and also held functions. The former public house generated a significant number of daily vehicle movements that were associated with customers, staff and deliveries etc..

3. Existing Highway Network including Road Safety

3.1 As described in Section 2, the proposed static caravan holiday park will be located on the south side of the B6243 Longridge Road in the village of Hurst Green. The B6243 route is a rural, single carriageway, road that connects Longridge and Clitheroe.

3.2 Longridge Road is subject to a 40 mph speed limit in the vicinity of the site. There is a footway on the north side of the road, as shown in Photograph 1. The road carries a, relatively, low volume of daily traffic and there is no evidence of any traffic congestion along the route during a typical day.

3.3 An examination of the road safety statistics that are held by Lancashire County Council (LCC), shows that there have been no recorded injury accidents on Longridge Road, within 300 metres of the site, during the most recent 5 year data period that is displayed on the 28.10.2021 (Appendix 1). Therefore, the road has a good road safety record in the vicinity of the site during the most recent 5 year data period.

3.4 Longridge Road is a bus route and there are bus stops near the site. The bus services that operate along the road are described in Section 6 of the report.

4. Proposed Static Caravan Holiday Park

- 4.1 The planning application seeks permission to provide 15 no. static caravans as shown on the proposed layout drawing in Appendix 2. The planning application is the same as the extant planning permission for 15 no. static caravans holiday but without the conversion of the former public house which has been demolished because of structural problems.
- 4.2 The proposed highway access layout will be as approved for the previous scheme with improved visibility for drivers emerging from the site (looking to the right), because the public house has been demolished, as shown in Photograph 2. The former public house restricted the visibility for drivers emerging from the site (car park), and the new scheme has this highway safety benefit compared with the previous scheme. The previous visibility splay for drivers looking to the right at the access was approximately 30 metres whilst the new layout will allow over 60 metres of visibility and this is a significant improvement.
- 4.3 The proposed static caravan holiday park will have the same level of car parking provision but without the parking spaces that had previously been included for the proposed 5 no. holiday lets and café in the converted public house (no longer proposed due to the demolition of the former public house).
- 4.4 The proposed development will bring a brownfield development site back into use as an attractive holiday park for leisure trips by owners and their guests.

5. Traffic and Trip Generation for the Proposed Development

- 5.1 The new planning application does not include the proposed conversion of the former public house into 5 holiday lets and a café because the former public house has been demolished. Therefore, the traffic generation and trip generation by all modes of transport (walking, cycling and public transport etc.), will be lower for the new proposal than the recently approved planning application.
- 5.2 The reduced scale of the development will reduce the traffic and transport impacts of the proposal compared with the recently approved scheme. This, coupled with the improved visibility splay, as described in Section 4, means that the new scheme has significant highway and transport benefits compared with the previously approved scheme.

6. Access by Public Transport

- 6.1 As described in Section 3, the proposed static caravan holiday park will be located on Longridge Road which has a regular bus service operating along it and bus stops located close to the site, as shown in Appendix 3.
- 6.2 The regular bus service that currently operates along Longridge Road is shown in Table 1. This bus services will be available for owners and guests to travel to, and from, the proposed holiday park and to visit local towns such as Longridge, Whalley and Clitheroe where connections can be made to other bus services and to rail services (in Whalley and Clitheroe).

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Bus Service No.	Route	Frequency
5	Clitheroe – Barrow – Whalley – Hurst Green – Ribchester – Longridge – Chipping (both directions)	Hourly Mon. – Sat.

Table 1 : Regular Bus Service Along Longridge Road at the Site

7. Conclusions and Recommendation

- 7.1 This Highway Report has been prepared to accompany the planning application for a proposed static caravan holiday park (15 no. caravans), at the former Punch Bowl Inn site on Longridge Road in Hurst Green near Whalley. The proposed development was recently given planning permission (in 2018), and included the proposed conversion of the former public house to provide 5 no. holiday lets and a café. However, the former public house has had to be demolished because it was structurally unsound. This means that the new planning application is for a smaller-scale development without the conversion of the former public house.
- 7.2 The report shows that the section of Longridge Road in the vicinity of the site has a good road safety record during the most recent 5 years of data with no recorded injury accidents at, or within, 300 metres, of the site.
- 7.3 The report shows that the existing highway access will have improved visibility for drivers emerging from the site because the former public house has had to be demolished and this building restricted visibility to the right for drivers emerging onto Longridge Road. The new planning application will also result in a lower number of vehicle and person trips to, and from, the site because the proposed conversion of the public house into 5 no. holiday lets and a café will no longer proceed. Therefore, there are significant highway and transport benefits associated with the new planning application compared with the extant planning permission.
- 7.4 The proposed static caravan holiday park will be accessible by sustainable transport because it will be located on a bus route with regular bus services to, and from, Whalley, Clitheroe and Longridge where other public transport services can be accessed (including train services at Whalley and Clitheroe). The proposed holiday park will be well located for walking and cycling trips in this part of Ribble Valley.

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- 7.5 Overall, the proposed static caravan holiday park would not result in any significant adverse highway or transport impacts and will have significant benefits compared with the extant planning permission. It is, therefore, recommended that there should be no highway objections raised towards the planning application.

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Figure 1

Site Location Plan

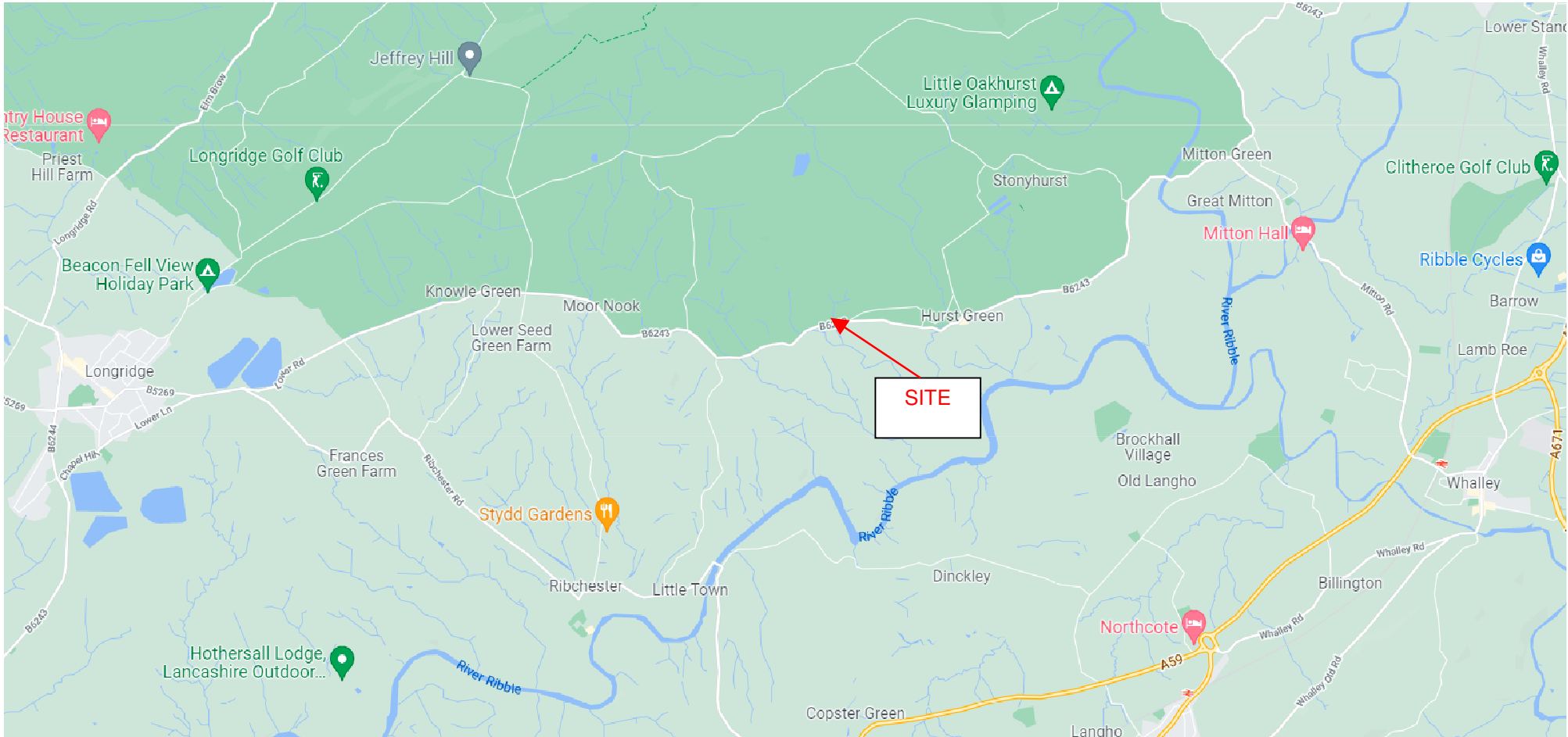
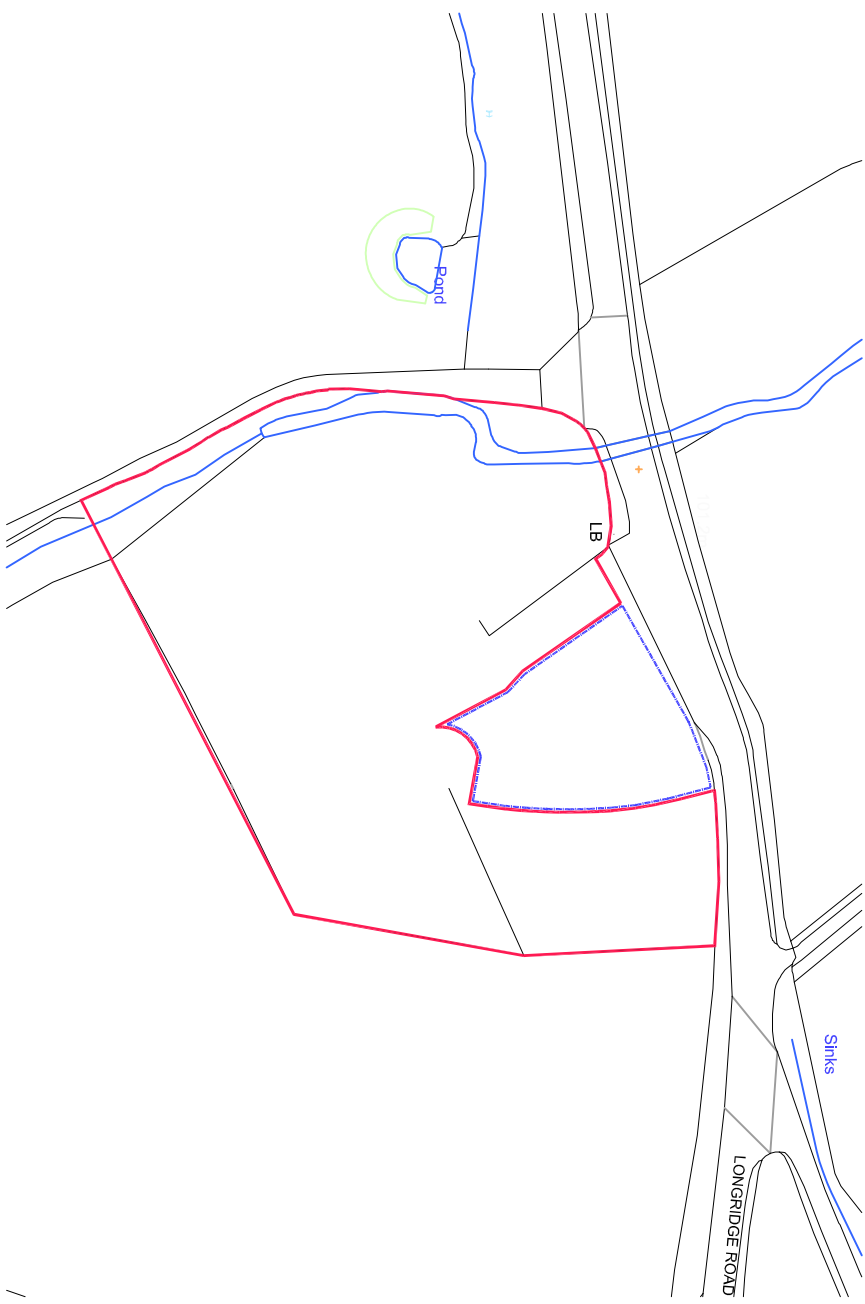
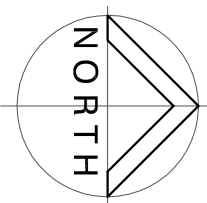


FIGURE 1
Site Location



LOCATION PLAN

SCALE 1:1250 @ A4

BRAMLEY - PATE + PARTNERS

Chartered Architects - Telephone (01772) 335357

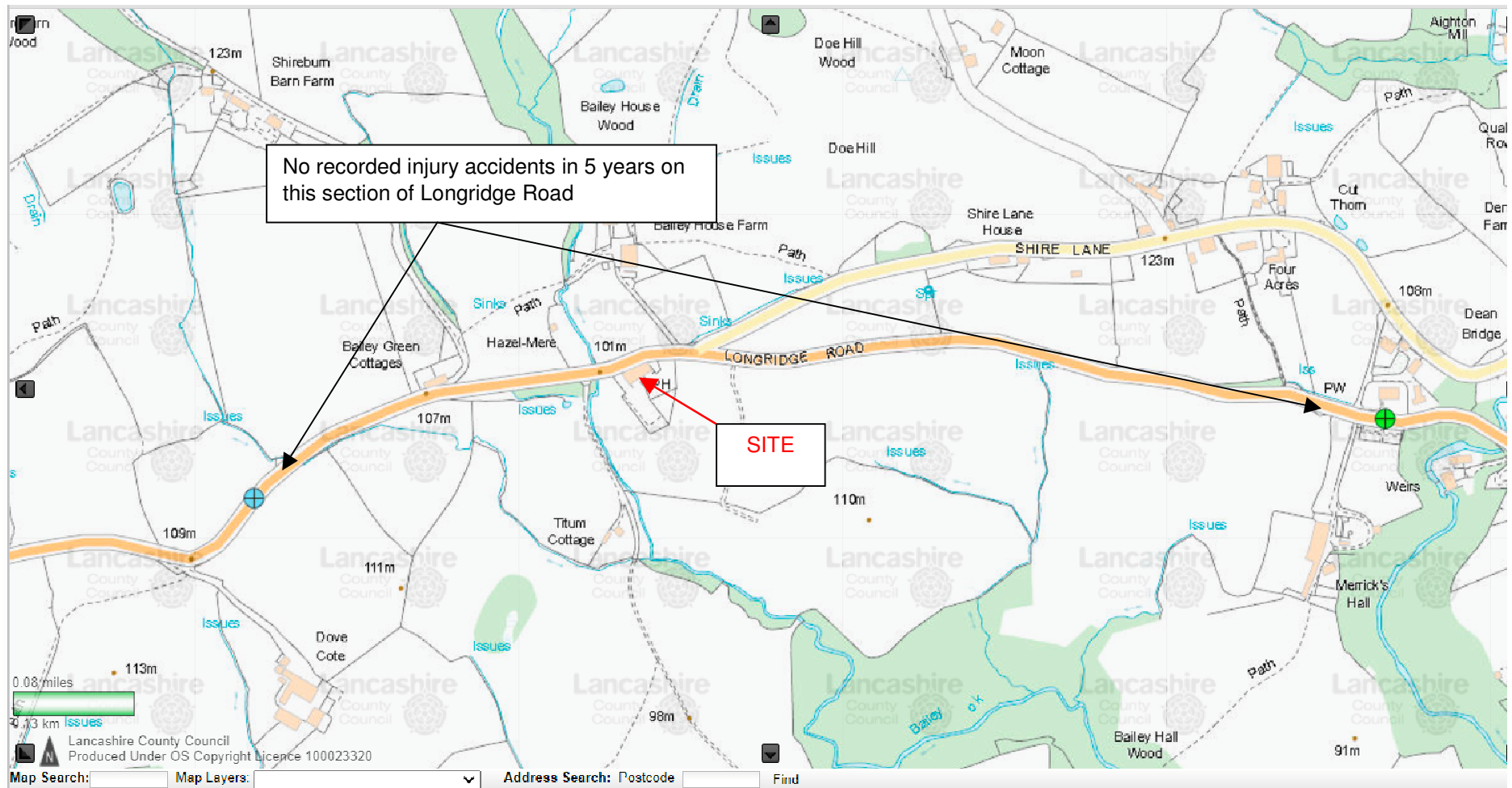
Former Punchbowl Inn, Longridge Road, Hurst Green	
For Mr. A Donelan	
PROPOSED REDEVELOPMENT TO HOLIDAY LODGES	
LOCATION PLAN	
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Appendix 1

Road Safety Information



Road Safety Information
 5 Years Recorded Injury Accidents
 from LCC Website MARIO 28.10.21

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Appendix 2

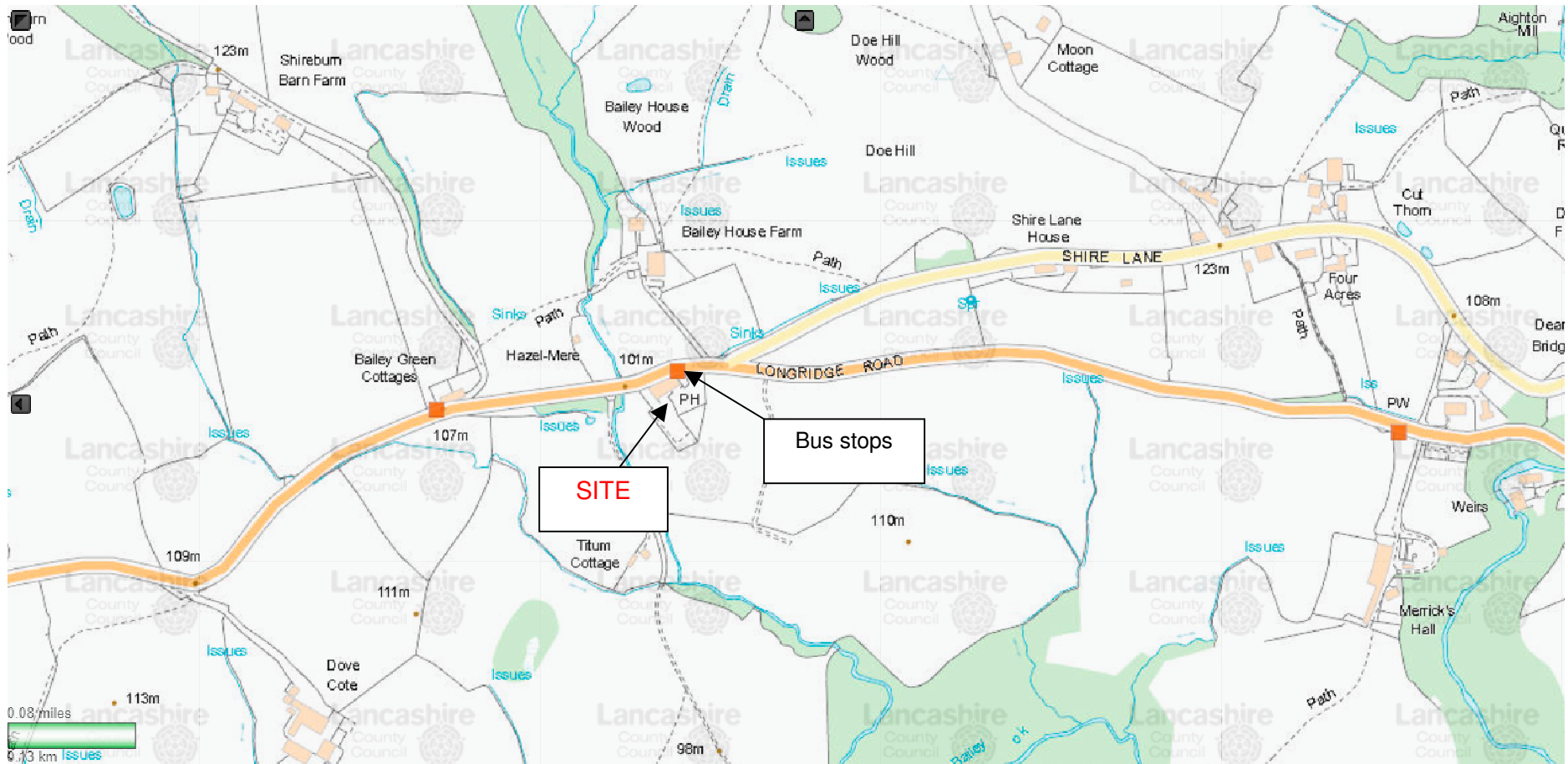
Proposed Static Caravan Holiday Park

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Appendix 3

Location of Bus Stops on Longridge Road



Bus Stop Locations on Longridge Road near the Site
From LCC MARIO Website 28.10.21

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Photographs



Photograph 1

B 6243 Longridge Road in Hurst Green at the site



Photograph 2

The former public house has had to be demolished and this will improve the visibility splay for drivers leaving the site