

Ribble Valley Borough Council
Housing & Development Control

Tel
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Your ref 3/2022/0218

Our ref

Date 28th April 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0218**

Address: **Shireburn Caravan Park Edisford Road Waddington BB7 3LB**

Proposal: **Variation of condition 5 (closure of existing access to all traffic except emergency vehicles) of planning permission 3/2004/0806 to provide free site access to the caravan park via the southern road.**

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

Summary

Objection

Objection to Variation of Condition 5.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application for Condition 5 (closure of existing access to all traffic except emergency vehicles) of planning permission 3/2004/0806 at Shireburn Caravan Park, Edisford Road, Waddington.

The proposal is to remove the condition which has prevented the southern access from being used by traffic generated to the Caravan Park.

The removal of the condition is aiming to provide free site access to the Caravan Park and as determined in the document titled " Technical Note: Highways" provided by VIA Solutions, the access will only be used to enter the site.

Condition 5

" Before any new caravans are first occupied, the existing access shall be permanently closed as indicated on the approved plan and be retained solely for access to the lodge and emergency access to the site.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of highway safety."

Highway Comments:

The LHA are aware that Shireburn Caravan Park has access to two accesses, both located off Edisford Road which is an unclassified road subject to a 60mph speed limit.

The primary access is to the north of the Caravan Park and is used for all trips generated to and from the site. While the secondary access, to the south of the site, is only used to serve Shireburn Lodge Boarding Kennels, with the access being conditioned under application reference 3/2004/080, for the Caravan Park to not use this access due to highway safety concerns.

Since then and hence this application, the Applicant wants to reinstate the access to serve the southern part of the site. The Applicant is aiming that only cars and cyclists can use the access and only when trying to enter the site due to highway safety concerns associated with exiting the access, as highlighted in the supporting document titled "Technical Note: Highways" and in these comments below.

In any case, the LHA have reviewed the supporting documents and Rural Solutions drawing number DRG_02 titled "Site Plan As Existing/ Proposed" and are aware that the width of the access does comply with the LHAs guidance.

However, the LHA are aware that even though the access width complies with the LHAs guidance when serving a Caravan Park, the angle of the access and the private access track serving the site will cause vehicles to overlap both sides of the access when entering the site. This could cause potential conflicts to occur between vehicles waiting to exit the access, simultaneously, which would be to the detriment of highway safety.

The LHA are aware that the access is used to serve Shireburn Lodge Boarding Kennels, where this issue could occur. But the proposal will intensify the use of the access, making the scenario more likely to occur.

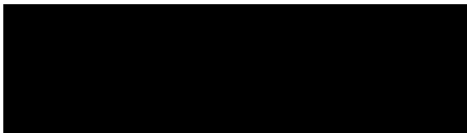
The LHA also have concerns associated with the access's vehicular visibility, as stated in the Applicants supporting document titled "Technical Note: Highways." In the document, the Transport Consultant has stated that the access can only achieve visibility splays of 8.5m to the north and 10.5m to the south, which is a considerable shortfall for the speed of the road with the LHA requiring minimum visibility splays of 214m in both directions.

The LHA do acknowledge that speeds along Edisford Road in this location are unlikely to be in excess of 60mph due to the road having natural speed calming features, including the highway being narrow and there being a slight curve in the road within the vicinity of the site. However, speeds along the road will not correlate with the provided visibility splays at the site access which is unacceptable and could be to the detriment of highway safety should the substandard access be further intensified, as this application is proposing. Therefore, the LHA object against the variation of condition.

The LHA do acknowledge that the proposal is only aiming to use the access for vehicles and cyclists entering the site from Edisford Road and as stated in the supporting documents will prevent vehicles from exiting at this access by placing bollards, planters and signage, along with narrowing the access track into the site.

However, the LHA are concerned that even if these measures are in place, vehicles could still exit from this access, especially if the access has been used to enter the site. Not only this but the use of the substandard access would still be intensified by the site which is unacceptable and so the LHA object.

Yours faithfully



Highways and Transport
Lancashire County Council