

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0414
Our ref D3.2022.0414
Date 17th June 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0414**

Address: **Carr Hall Whalley Road Wilpshire BB1 9LJ**

Proposal: **Proposed electric quad motorsport facility with support building and car park.**

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 proposed electric quad motorsport facility at Carr Hall, Whalley Road, Wilpshire.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2021/0755- Proposed change of use of Carr Hall to B2 (General Industrial) use, retaining the existing Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use. Permitted 26/10/2021.

3/2020/0568- Leisure development including electric motorsport adventure facility and support building, cafe building, natural playground and 10 glamping pods. Refused 18/12/2020.

3/2015/0547- Full application for change of use to a secure vehicle storage area, with ancillary development comprising the siting of 1No. welfare facilities cabin, 1 No. drying room cabin and 3No. containers for storage. Permitted 11/08/2015.

3/2014/1044- Change of use from garden centre to B1 (office) and the retention of the existing B8 storage. Permitted 19/01/2015.

Site Access

The LHA are aware that the site will be accessed off Whalley Road which is an A classified road subject to a 40mph speed limit.

The LHA are aware that the proposal will use an existing access which serves Carr Hall, a B2, B8 and Use Class E site and a single dwelling.

Given that the site is existing for commercial use and has the required visibility for a 40mph road, the LHA have no further comments to make regarding the site access.

Highway Safety

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Trip Generation

Before the LHA can validate the predicted trips the site will generate, as explained in the Transport Statement, the LHA will require an Operation Statement.

The LHA require in the Statement, the maximum number of people who will be on site at any one time. The LHA are aware that the Agent has stated that 7 members of staff will be on site at all times and only 25 customers are allowed to be on the track at any one time. However, no details have been submitted regarding whether any other customers, other than the 25 on the track, will be on site.

The LHA also require in the Statement, whether the proposal will operate on an appointment only basis and whether the customers opting for the full day experience will be altogether on designated days or whether it will be a mix between the full and half day experience. This is because this will impact upon the number of trips the site will generate.

The LHA do acknowledge that the majority of these trips are going to be generated off peak, but the LHA still require the information.

Internal Layout

The LHA have reviewed Bramley-Pate and Partners drawing number L/32/01A titled "Proposed Site Plan" and are satisfied that the internal carriageway arrangements which will serve the proposal and the existing commercial and residential site complies with the LHAs guidance.

However, the LHA will require Public Footpath 3-46-FP13 to be adequately resurfaced. The LHA do acknowledge in places that the surfacing of the footpath is adequate but from the first footbridge to the footpath leaving the site, the LHA require the surfacing to be upgraded.

The LHA have also reviewed the parking arrangements as shown on Bramley-Pate and Partners drawing number L/32/01A titled "Proposed Site Plan" and are aware that the site will provide 23 car parking spaces.

The LHA are unable to declare whether the number of spaces is adequate for the proposal and are requesting that an Operation Statement, as detailed above is submitted.

The likelihood is the LHA will require that the site provides the same number of car parking spaces as the maximum number of customers and staff members on site at any one time. This is because the most likely method when travelling to the site will be by car unless customers and staff members live locally.

Conclusion

The LHA require further information, before the LHA can fully assess the application.

Yours faithfully

