

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0722
Our ref: D3.2022.0722
Date: 17th October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0722**

Address: **Mayfield Slaidburn Road Waddington BB7 3JJ**

Proposal: **Proposed agricultural steel frame building for the storage of forestry equipment and building machinery in connection with 2 rural based businesses, including an access track.**

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 erection of a building for the storage of forestry equipment and building machinery in connection with 2 rural based businesses, including an access track at Mayfield, Slaidburn Road, Waddington.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Site Access

The LHA are aware that the site will utilise an existing, unadopted private access track which is located off Slaidburn Road which is a B classified road subject to a 50mph speed limit. The private, unadopted access track currently serves numerous farms and Public Footpath 3-43-FP10.

The LHA have reviewed the supporting documents and are requesting that an Operation Statement is submitted detailing the use of the site, expected number of trips the site will generate following the proposal and the expected type of vehicle which will visit the site. This information will allow the LHA to assess whether the existing access is sufficient for the likely intensification of use following the proposal.

In the Operation Statement, details should also emerge regarding whether the Applicant owns the existing private, access track and should this not be the case, whether the Applicant has the right to use the track to access the site.

The LHA are also requesting that a more a detailed site access plan is submitted showcasing the access width and visibility splays. The LHA remind the Agent that an access located off a 50mph road is required to provide visibility splays of 2.4m x 148m in both directions.

Should the access not be able to achieve the minimum visibility splays, the LHA will require a speed survey to be conducted to determine the 85th percentile speeds within the vicinity of the site access. The speed survey should then be supported by a vehicular visibility splay drawing showcasing the maximum visibility the site can provide.

Internal Layout

The LHA require an Operation Statement to be submitted further detailing the use of the site and the two businesses who will the use the proposed building. Details should emerge regarding the expected number of staff members who will be based at the site. These details will enable the LHA to assess the required number of car parking spaces the site should provide to comply with the LHAs parking guidance, as defined in the Joint Lancashire Structure Plan.

In any case, the LHA have reviewed the proposed access track which will provide a vehicular link to the existing unadopted track and are aware that that the proposed track will be approximately 1.1m wide as shown on SPA drawing number 6707-P02 titled "Proposed Site Plan." This does not comply with the LHAs guidance, which requires an access track to be a minimum of 3.5m wide. Therefore, the LHA require an amended plan to be submitted to ensure that the minimum width of the access track is implemented.

Conclusion

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

Yours faithfully

Ryan Derbyshire



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

