



**Ribble Valley Borough Council  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA**

Friday, October 27th, 2022

D/ REF: 046\_4\_401\_Highways Response

BY EMAIL ONLY

**RE: Teewood Farm Barns, Slaiburn Road, Waddington BB7 3JJ**

This statement is to accompany a full planning application for "*Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling, including construction of new access, drainage and landscaping. Single storey link extension to connect two barns*" at Teewood Farm Barns, Slaiburn Road, Waddington.

#### **Site Access**

The site is currently accessed off a private, unadopted road named "Freeholds Lane" which is located off Slaiburn Road and serves numerous farms. However, following the proposal the site will not be accessed via Freeholds Lane and a new access will be provided located off Slaiburn Road. The new access will serve the proposed single dwelling and adjoining property Teewood Farm only. Freeholds Lane will be retained for agricultural use.

The existing junction at Freeholds Lane has very poor visibility due to the location of the existing outbuilding to the left and the vegetation and curvature along the adopted highway to the right of the access.

Drawing 046\_PLN\_204 has been provided to show the maximum visibility splays from the proposed junction in both directions. Although 214m lateral visibility is not achieved at the new access point, the visibility is significantly improved in comparison to the existing access. A comparison, including differences of the lateral visibility at the existing and proposed access junctions is provided in the table below:

Visibility from X = 2.4m	Y distance (m)		
	Existing Access	Proposed Junction	Difference
Looking North	0	165	+165
Looking South	0	68	+68

The new access will be capable of accommodating two-way traffic at the entrance. Suitable surfacing will be provided for 7m into the site at which point it will tie into a new gravel driveway.

The applicant proposes to replace the existing boundary wall with a 600mm stone wall to aid visibility and as such the local highway authority would request that the boundary wall and any shrubbery, vegetation or fence that may be positioned to the rear of the boundary wall is maintained at a height no greater than 1.05m in perpetuity of the development.

# define/

## **Internal Layout**

The LHA require 3 parking spaces to be provided for a 4-bedroom dwelling. The new driveway to Teewood Farm Barn can accommodate up to 5 No. cars, allowing for the opening swing of the vehicular gate. Vehicles can reverse and turn around within the application site boundary to exit onto the highway in forward gear. There is also adequate width to allow the passing of two vehicles at the proposed access point.

Define drawing 046\_PLN\_200 Rev B demonstrates how parking for 3 No. vehicles has been accommodated on the site.