

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0906
Our ref D3.2022.0906
Date 20th October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0906**

Address: **Fishes And Peggy Hill Farm Henthorn Road Clitheroe BB7 3BY**

Proposal: **Proposed erection of 4 lodges with associated infrastructure.
Resubmission of 3/2021/0858.**

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 erection of 4 holiday lodges with associated infrastructure at Fishes and Peggy Hill Farm, Henthorn Road, Clitheroe.

The LHA are aware that the application is a resubmission of application reference 3/2021/0858 which was withdrawn by the Applicant on 24th November 2011. The proposal in that case was for the erection of 6 holiday lodges.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands that the site is accessed off Henthorn Road which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that Henthorn Road eventually becomes a private, unadopted, single track lane once it passes the Household Waste Disposal Centre. After this point the track serves the application site and Shuttleworth Farm.

However, the LHA have reviewed the supporting documents and are requesting that a drawing is submitted which shows the private, unadopted access track starting from the Household Waste Disposal Centre to the application site. This is to ensure that the access track is a minimum of 3.5m wide and provides passing places a minimum of every 200m given the single-track nature of the carriageway.

The LHA also require further information regarding whether the Applicant owns the access track. This is just in case the LHA request further improvements to be made to the access track given the intensification of use, should the track not comply with the LHAs guidance as highlighted above.

Internal Layout

The LHA have reviewed Promap drawing titled "Proposed Site Plan" and are satisfied that the parking arrangements complies with the parking standards as defined in the Joint Lancashire Structure Plan, with each lodge having access to one car parking space.

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