

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0056
Our ref: D3.2023.0056
Date: 16th March 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0056**

Address: **Phynis Farm Catlow Road Slaidburn BB7 3AQ**

Proposal: **Proposed conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard.**

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 conversion of former farm buildings to create four dwellings at Phynis Farm, Catlow Road, Slaidburn.

Site Access

The LHA are aware that the site will continue to use an existing private, unadopted access track which serves the existing farmhouse and the site. The private access track is located

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



off another private, unadopted access track which serves Stocks Reservoir. The reservoir is owned by United Utilities along with the site.

The access track serving the reservoir and in turn the site is located off Catlow Road which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed the supporting documents and require a site access plan showing the access width at the junction between the private access track serving the site and the reservoir and Catlow Road.

On the submitted site access plan, visibility splays of 2.4m x 214m should also be provided in both directions given the 60mph speed limit of Catlow Road. Should the access not be able to achieve the minimum visibility, the LHA require a traffic survey to be conducted, documenting to the LHA the 85th percentile speeds within the vicinity of the site access.

Furthermore, the LHA require a site plan showing the width of the access track from the access located off Catlow Road to the site. This is to ensure that the access track is wide enough for two-way movements to occur and if not, suitable passing places are provided along the track.

The LHA remind the Agent that the minimum width of any access track should be 3.5m for the full duration of its length but suitable passing places should be provided to enable two-way movements to occur.

The LHA further remind the Agent that these passing places should be a minimum of 2m wide by 5m or 15m in length, should the access track be used by large vehicles.

Internal Layout

The LHA have reviewed Cass drawing number 1541-009 titled "Site Plan As Proposed" and are aware that each dwelling will have 2 car parking spaces each. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan given the number of bedrooms each unit will have.

The LHA, however, have reviewed the shared courtyard where the parking spaces will be located and advise that the car parking spaces for Barn C are relocated. This is because the spaces are currently approximately 2m away from the internal access which serves the courtyard. Therefore, to ensure that there is adequate space should a vehicle be entering and for a vehicle leaving these spaces, Barn Cs parking area should be relocated. The LHA advise that the spaces should be located on the same alignment as Barn As car parking spaces or in the centre of Barn C.

The LHA also advise the Agent that the internal access from the farmhouse to the internal courtyard should be widened to allow two-way movements to occur. Currently, as vehicles enter the courtyard, the internal access width is approximately 2.7m. Therefore, the LHA advise that this is widened to 4.25m given the courtyard serves 4 dwellings.

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

