

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 23.0069  
Our ref: D3.23.0069  
Date: 20<sup>th</sup> June 2023

**App no: 23.0069**

**Address: Wetters Bridge Plantation Twitter Lane Waddington**

**Proposal: Change of use of land for the temporary siting of one two-bed residential caravan and erection of two modular units comprising of workshop and store to be clad in timber.**

The submitted documents and plans have been reviewed and the following comments are made.

The application seeks residential accommodation and buildings to accommodate a blacksmithing and falconry business.

The site is remotely located on Twitter Lane which is unlit with no footways and subject to the national speed limit. The development is likely to be reliant on the private car for both residential and commercial uses. There are no details submitted regarding the potential traffic generation for the proposed commercial uses and there are concerns that the rural road network is unsuitable to accommodate the proposed development.

There is a collision recorded in the previous 5 years at the junction of the private road serving the site and Twitter Lane which resulted in a serious cyclist injury. The visibility for drivers emerging from the private road and those on Twitter Lane is restricted to the north by the river bridge and to the south by the curve in the road and hedgerows. Whilst it is likely that drivers on Twitter Lane will be travelling below the posted national speed limit due to the narrow road width and lack of forward visibility across the bridge, there is still a concern that visibility is insufficient to accommodate the development traffic.

Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kelly Holt  
Highway Development Control Engineer  
**Lancashire County Council**  
Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



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Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

