

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0126
Our ref: D3.2023.0126
Date: 29th June 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0126**

Address: **Bent House Longtons Lane Tosside BD23 4SU**

Proposal: **Proposed change of use of part of site to eco-retreat, wellness re-wilding centre.**

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 change of use of part of a site to eco-retreat and wellness re-wilding centre at Bent House, Longtons Lane, Tosside.

The LHA are aware of the most recent planning history at the site, with it being listed below:

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



3/2014/0887- Installation of one 50kW wind turbine measuring 36.6m in height to tip and 25.5m in height to hub. Refused 03/12/2014.

APP/T2350/W/15/3005258- Submitted following refused application 3/2014/0887. Appeal dismissed 28/09/2015.

Site Access

The LHA are aware that the site will continue to utilise an existing access track located off Longtons Lane which is an unclassified road subject to a 60mph speed limit. The access and track currently serves the farm located at the site.

The LHA have reviewed the supporting information and require a site access plan to be submitted ensuring that the access and track is suitable for the intensification of use following the proposal. The LHA remind the Agent that the access should be a minimum of 6m wide for a total distance of 10m behind the highway boundary. The access track from that point should then be a minimum of 3.7m wide for the full duration of its length to comply with the LHAs guidance. The track should also provide a few passing places, and these should be a minimum of 2m wide x 15m in length.

Furthermore, at the site access the LHA require a visibility splay drawing to be submitted. The LHA remind the Agent that an access located off a 60mph road is required to provide visibility splays of 2.4m x 214m in both directions. The LHA acknowledge that vehicles are unlikely to travel at speeds in excess of 60mph given the curvature in the carriageway and the single-track nature of Longtons Lane, but to gain a better understanding of the speeds along the carriageway within the vicinity of the site, the LHA will request a traffic survey is conducted. The survey will then allow the LHA to assess the 85th percentile speeds and whether the provided visibility splays match these speeds.

Trip Generation

The LHA are aware that the Applicant is proposing to utilise a pickup and drop off service for customers to the site. While the LHA acknowledge that this will reduce customer trips to the site, the LHA still require further details which can be submitted in an Operation Statement regarding the number of trips the site will generate per day.

In the Operation Statement, the LHA require details regarding the expected number of trips the pickup and drop off service will undertake per day; the maximum number of staff members on site at any one time and whether they will live at the site; the maximum number of customers on site at any one time and whether customers will stay overnight and for a prolonged period.

The LHA inform the Agent that the LHA are concerned about the intensification of use of Longtons Lane, with the adopted carriageway being single tracked for the full duration of its length and it providing very few passing places along its length. Therefore, the LHA are unlikely to support a proposal which will generate a significant number of trips to the site.

Internal Layout

The LHA have reviewed SPA drawing number 6681-S02B titled "Proposed Site Plan" and are aware that 3 car parking spaces will be provided. However, to ensure that adequate parking is provided at the site, the LHA require further details regarding the maximum number of staff members on site at any one time and whether one vehicle will be used as the designated and drop off service for customers. These details can be submitted in the requested Operation Statement.

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