

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0246  
Our ref: D3.2023.0246  
Date: 4<sup>th</sup> May 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0246**

Address: **Land adjacent to Southport House Hollins Syke Sawley BB7 4LE**

Proposal: **Proposed demolition of four existing agricultural buildings and construction of two self-build family eco-homes.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the demolition of four agricultural buildings and construction of two dwellings three storey extension at the land adjacent to Southport House, Hollins Syke, Sawley.

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

3/2018/0061- Conversion of existing poultry shed to three dwellings under Class Q (A and B). Refused 21/03/2018.

#### **Lancashire County Council**

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



3/2015/0509- Demolition of existing poultry sheds and construction of new detached dwelling. Refused 24/12/2015.

APP/T2350/W/16/3152831- Appeal lodged following refused application 3/2015/0509. Appeal dismissed 07/09/2016.

3/2012/0797- Proposed Static Caravan/Lodge Park. Permitted 15/02/2013.

### **Site Access**

The LHA are aware that the proposed site will continue to utilise a private, not publicly maintained access track located off Sawley Road which is a C classified road subject to a 30mph speed limit. The access track currently serves the site and one other dwelling.

The LHA have reviewed ZMA drawing number P01.01 titled "Proposed Site Plan" and have no comments to make regarding the site access located off Sawley Road. This is because the access is already existing and has been used to serve the farm for numerous years. The LHA also had no objection to the use of the access following application references 3/2018/0061 and 3/2012/0797, which would have generated more trips to the site than the current proposal. Therefore, the LHA have no further comments to make.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

### **Internal Layout**

The LHA have reviewed ZMA drawing number P01.02 titled "Proposed Site Plan-Ground Floor Plan" and are aware that a minimum of 3 car parking spaces can be provided for each dwelling. This complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan given the number of bedrooms each dwelling will occupy.

The LHA will condition that a minimum of one car parking space per dwelling has access to an electric vehicle charging point and that the proposed garages for the dwellings provide cycle storage.

The LHA have also reviewed ZMA drawing number P01.02 and have no objection to the creation of separate accesses for the 2 dwellings.

### **Construction Phase**

Should the application be permitted by the Local Planning Authority, the LHA require the Developer to contact the Lead Local Flood Authority at [suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk). This should be to discuss any works which will be occurring within 5m of the watercourse called "Hollins Syke," with the Developer requiring a separate consent, prior to commencement of the development.



## **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ZMA drawing number P01.02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

3. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

4. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage with a separate secure cycle storage facility, suitable for two bicycles being provided for units without a garage.

REASON: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

## **Informatives**

For development proposals where road construction will take place over a watercourse the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. For those private streets that are intended to be offered for highway adoption it should be noted that the Highway Authority will not adopt streets that have been subject to unconsented water course works. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be



found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council

