

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0444  
Our ref: D3.2023.0444  
Date: 12<sup>th</sup> July 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0444**

Address: **Healings Farm West Bradford Road Waddington BB7 3JE**

Proposal: **Prior notification for the demolition of existing workshop building and replacement with one new two-storey dwelling with basement and rooms in the roofspace, including landscaped gardens, access and parking.**

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 a prior notification application for the demolition of an existing workshop building and replacement with one dwelling at Healings Farm, West Bradford Road, Waddington.

#### **Lancashire County Council**

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



## **Site Access**

The LHA are aware that the site will continue to be accessed off West Bradford Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed Rural Solutions drawing titled "Site Plan As Proposed" and are aware that the existing access will remain unaltered as part of the application. Given that the existing use of the workshop generated trips in its own right and are likely to be similar to the number of trips which will be generated to the proposed dwelling, the LHA have no further comments to make regarding the site access with the proposal not being seen as an intensification of use.

## **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 Rural Solutions drawing titled "Site Plan As Proposed" and are aware that 2 car parking spaces will be provided for the 4 bed dwelling. This does not comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, which requires the dwelling to provide 3 car parking spaces.

However, before the LHA can accept any shortfall in parking at the proposed dwelling, the LHA require information regarding where the existing dwelling, which is numbered 4 on the plan, park. The LHA require this because the LHA do not want to displace the parking of the existing dwelling, which could cause conflict with the operation of the site. Therefore, the LHA require a parking plan for the existing dwelling.

Furthermore, the LHA have reviewed Rural Solutions drawing titled "Site Plan As Proposed" and are aware that the proposal is aiming to formalise an access track which will serve the site. The proposed access track which connects to the site access and serves the agricultural field, two dwellings (including the one proposed) and a number of buildings which are used for light industrial, will be 2.8m wide.

However, while the LHA welcome the formalisation of the access track, the LHA require the track to be a minimum of 3.5m wide for the full duration of its length and a passing place should be implemented along the track. The dimensions of the passing place should be 2m wide by 15m in length, given the size of the vehicles which will use the track on a day-to-day basis.

## **Conclusion**

The LHA require a parking plan of the existing dwelling to be submitted, which is located opposite the proposed dwelling, to ensure that the proposal will not displace the existing dwellings parking which could conflict with the operation of the site. The LHA also require the proposed access track to be a minimum of 3.5m wide for the full duration of its length and a minimum of one passing place to be provided.



Should the above information be submitted and the LHA are satisfied with the amended plans, the LHA will have no objection to the proposal.

Yours faithfully

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

