

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0509
Our ref: D3.2023.0509
Date: 17th August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0509**

Address: **Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT**

Proposal: **Change of use of land to erect a further five holiday lodges and four camping pods.**

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 erection of a further 5 holiday lodges and 4 camping pods at Bowland Wild Boar Park, Wardsley Road, Chipping.

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



3/2023/0278- Non material amendment to application 3/2020/0579, involving the revision to the general arrangement of the holiday lodges and their orientation and relocation of the sewage treatment plan. Refused 15/05/2023.

3/2020/0579- Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant. Permitted 16/09/2020.

3/2016/0027- Change of use of field to create camp site for five camping pods, toilet and shower building, access and car park. Permitted 03/03/2016.

Site Access

The LHA are aware that the site will continue to be accessed off Wardsley Road which is a C classified road subject to a 60mph speed limit.

The proposal will continue to use the existing access and track which serves the Wild Boar Park and the existing holiday lets, with there being 9 holiday lodges and 5 camping pods at the site.

While the LHA have no concerns regarding the access width, the LHA will request that the Agent provides a visibility splay drawing showing the maximum visibility splays the access can achieve. The LHA are aware that the site access will not be able to achieve the minimum required visibility splays for a 60mph road, but the LHA want to maximise, as much the LHA can, the visibility splays. This will eventually mean that the LHA will condition a landscaping and maintenance plan for anything within the visibility splays and will accept any shortfall in visibility with the site already being existing and generating a significant amount of traffic per day.

Internal Layout

The LHA have reviewed PSA drawing number A4011-P206 Rev A titled "Site Layout As Proposed" and are aware that the proposal will extend the existing access track which serves the existing camping pods and holiday lodges to incorporate the additional units.

The LHA have reviewed the drawing and have no comments to make regarding the extension to the access track to serve the proposal. However, the LHA require further clarification as to which internal access the holiday lodges and the camping pods use. This is because currently there are two accesses within close proximity to each other, with one clearly serving the camping pods while the other serves the existing workshop but connects to the internal road network for the holiday lodges. Therefore, to ensure that there is no confusion for occupants and for clarity, the LHA require further clarification as to which access is used and advise the Applicant that signs should be implemented along the access track to the internal access, informing occupants of the access to the holiday park.

The LHA will also advise that the internal road network which serves the holiday lodges, operates as a one-way system around the circular track, if this is not already implemented.



The LHA have reviewed the parking arrangements as shown on PSA drawing number A4011-P206 Rev A and are aware that they are comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

Conclusion

The LHA require a visibility splay drawing to be submitted to support the application. The LHA will accept any shortfall in visibility due to the existing use at the site, but the LHA require the splays to be maximised as much as they can which could lead to some vegetation being scaled back within the splays.

Yours faithfully

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

