

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0509  
Our ref: D3.2023.0509  
Date: 1<sup>st</sup> September 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**

#### **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 a re-consultation for the proposed erection of a further 5 holiday lodges and 4 camping pods at Bowland Wild Boar Park, Wardsley Road, Chipping.

The LHA previously responded to the application on 17th August 2023 requesting further information regarding the site access's visibility splays and how the proposal would be accessed internally.

Since then, PSA Design drawing number A4011-PL08 Rev A titled "Visibility Splays to Wordsley Road" and a short statement from the Agent, sent via an email to the Local



Planning Authority on 24<sup>th</sup> August 2023, has been submitted. These will be reviewed below.

It is also worth noting that 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.

The LHA have reviewed PSA Design drawing number A4011-PL08 Rev A titled "Visibility Splays to Wordsley Road" and have no comments to make regarding the access width with it already being existing.

The LHA have further reviewed the drawing and are aware that the access can provide visibility splays of 2.4m x 40m to the right and 2.4m x 44m to the left of the site access. While, these visibility splays do not comply with the LHAs guidance, which requires an access served off a 60mph road to provide visibility splays of 2.4m x 214m in both directions, the LHA will accept the shortfall. This is because the access has been established for a number of years and a significant amount of traffic uses the access every day to serve the site without any Personal Injury Collisions recorded within 500m of the site in the last five years. Therefore, a slight intensification of use of the access is unlikely to compromise highway safety and so the LHA have no objection to the proposal.

However, to ensure that the maximum visibility at the access is achievable, given the significant shortfall, the LHA will condition a landscaping and maintenance scheme is submitted detailing how vegetation within the access's visibility splays will be maintained to ensure that they grow to no higher than 1m. The LHA advise that any maintenance works which occur adjacent to the adopted highway requires a permit from the LHAs Operations team. Please see the informative below for more information.



## **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 no objection to this but will advise that the internal road network which serves the proposal operates as a one-way system, as previously advised during the previous consultation.

The LHA have further 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.

## **Construction Phase**

The LHA will condition that a Construction Management Plan is submitted prior to commencement. The LHA require information regarding how the holiday lodges will be transported to the site.

Alike, application reference 3/2020/0579, the LHA will require the holiday lodges to be constructed on site due to the surrounding local highway network being unsuitable for abnormal loads. The concern regarding the local highway network also means that the LHA will require a transport routing plan to be submitted within the Construction Management Plan.

## **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. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 40 metres to the right and 2.4 metres by 44 metres to the left have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).



3. No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PSA drawing number A4011-P206 Rev A. 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).

### **Informatives**

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

Yours faithfully

Ryan Derbyshire  
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Highways and Transport  
Lancashire County Council

