

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0588  
Our ref: D3.2023.0588  
Date: 3<sup>rd</sup> August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0588**

Address: **Former Estate Workshops on land adjacent to Hawthorn Cottage  
Slaidburn Road Newton in Bowland BB7 3EB**

Proposal: **Permission in principle application for proposed three-bedroom  
dwelling.**

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

### **Summary**

#### **No objection**

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.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a permission in principle application for a proposed three bedroom dwelling at the Former Estate Workshops on land adjacent to Hawthorn Cottage, Slaidburn Road, Newton in Bowland.

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



3/2023/0533- Proposed demolition of former estate workshop and erection of a two storey detached dwelling. Resubmission of application 3/2022/1094. Ongoing.

3/2022/1094- Proposed demolition of former estate workshop and erection of a two storey detached dwelling. Refused 10/03/2023.

**Site Access**

The LHA are aware that the dwelling will be accessed off a private access track located off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

The existing private access track currently serves three dwellings, a public car park and the existing commercial unit.

Given that the access is existing and generates a significant amount of traffic from the three dwellings as well as the public car park and given that the proposal is likely to generate less traffic than the existing use, the LHA have no objection to the proposal.

Yours faithfully

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

