

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:



Your ref: 3/2023/0959
Our ref: D3.2023.0959
Date: 6th February 2024

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2023/0959**

Address: **Forty Acre Farm Forty Acre Lane Longridge PR3 2TU**

Proposal: **Change of use of land for the siting of two shepherd's huts for use as holiday accommodation and accommodation for inhouse cooking courses.**

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) have been consulted on an application for the change of use of land for the siting of two shepherd's huts for use as holiday accommodation and accommodation for inhouse cooking courses at Forty Acre Farm, Forty Acre Lane, Longridge.



Site Access

The proposed holiday accommodation will utilise the existing farm access which is located off Forty Acre Lane which is an unclassified road subject to a 60mph speed limit. The access currently serves the farm and Public Footpath FP0341019.

The LHA have reviewed ALH drawing number 07B titled "Proposed Site Plan" and are aware that the existing access is a minimum of 6m wide, which complies with the LHAs guidance. However, the LHA require a visibility splay drawing to be submitted following the intensification of use of the access.

The LHA require the access to provide visibility splays of 2.4m x 214m in both directions to comply with national guidance for a 60mph road. Should the access not be able to achieve the required visibility splays, a traffic survey will be required which demonstrates the 85th percentile speeds within the vicinity of the site. These speeds should then be used to calculate the required visibility splays.

The LHA also advise that the shepherds hut located to the east of the site access will need to be relocated. This is because the hut is likely to be located in the accesses visibility splays where it will cause an obstruction. Therefore, a revised plan is required to show where the hut will be relocated to.

Parking Arrangements

The LHA require a parking plan to be submitted showing that each shepherd's hut has access to a minimum of one car parking space.

The LHA also require further details in the guise of an Operation Statement, regarding the maximum number of people that will be allowed to participate in the inhouse cooking courses. The LHA require this information to ensure that adequate parking is provided.

Conclusion

The LHA require the following information, before the LHA can fully assess the application:

- Visibility splay drawing.
- Parking plan for the shepherd's hut.
- Operation Statement regarding the inhouse cooking course.

Yours faithfully

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

