

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0959
Our ref: D3.2023.0959
Date: 25th March 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 re-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.

The LHA previously responded to the application on 6th February 2024 requesting further information regarding the visibility splays, the parking arrangements and the existing use of the site. Since then, the Agent has provided the following documents, which have all been reviewed below:



- Highway Note provided by AMNI dated 8th March 2024.
- ALH Design drawing number 07C titled "Proposed Site Plan (with Ground Floor Plan)".
- ALH Design drawing number 07D titled "Proposed Site Plan"

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 07D 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 still require a visibility splay drawing to be provided.

The LHA have reviewed the provided Highway Note and are aware that access is located within the designated "Quite Lane" along Forty Acre Lane. For a rural road to be designated as a "Quite Lane", the carriageway needs to have the following characteristics:

- Less than 1000 vehicles per day
- Design speeds 35mph or below
- Rural in nature
- Used only on narrow lanes

Given that speed is a determinant for the designation of a "Quite Lane" along a rural road, the LHA will require that the site provides visibility splays of 2.4m x 53m to comply with the visibility splay guidance for a 35mph road. Should the access not be able to achieve the required visibility splays, a traffic survey will be required.

The LHA have further reviewed ALH drawing number 07D and welcome the re-positioning of the shepherd's hut from the front to the rear of the farm, with them now being located outside of the access's visibility splays.

Parking Arrangements

The LHA have reviewed ALH Design drawing number 07C titled "Proposed Site Plan (with Ground Floor Plan)" and note that the parking arrangements complies with the LHAs parking guidance.

The LHA will however request that each parking space has access to an electric vehicle charging point and some form of cycle storage provision is provided for both huts.

Conclusion

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

- Visibility splay drawing showing the access can provide visibility splays of 2.4m x 53m in both directions.



Yours faithfully

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

