

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0959
Our ref: D3.2023.0959
Date: 15th April 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

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) 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 25th March 2024 requesting further information regarding the visibility splays at the site access. Since then, the Agent has provided the following revised plan, which has been reviewed below:

- ALH Design drawing number 07E 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 07E titled "Proposed Site Plan" and are aware that the existing access is a minimum of 6m wide, which complies with the LHAs guidance.

The LHA are also aware that the access can provide visibility splays of 2.4m x 53m in both directions which complies with the LHAs visibility splay guidance for a "Quite Lane."

Parking Arrangements

The LHA have reviewed ALH Design drawing number 07E 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.

Construction Management Plan

The LHA will condition that a Construction Management Plan is provided. Some details regarding the transportation of the shepherd's hut has been provided within the Planning Statement. The Planning Statement states that the shepherd's huts will be transported flat packed from a workshop 4.5 miles away and built on site.

The LHA have no objection to this but require further details within the Construction Management Plan regarding the size of vehicles that will transport the flat packed huts to the site and the routing the vehicles will take. The LHA advise that an abnormal load company may need to be employed when deliveries are taking place.

Conclusion

The LHA have no objection to the proposal subject to the following conditions.

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 53 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 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 (2023).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ALH Design drawing number 07E. 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 (2023).

4. Prior to the first occupation each shepherd's hut shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the shepherd's huts has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

