

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0268
Our ref: 3/2024/0268/HDC/KW
Date: 09 October 2024

Location: Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA
Proposal: Outline planning application for the erection of six holiday cottages with access applied for on land adjacent to Ribchester Road (all other matters reserved).
Grid Ref: 362555 436532

Dear Ben Taylor

With regard to your consultation letter dated 27 September 2024, I have the following comments to make based on all the information provided by the applicant to date.

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 support the application as presented.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) has been consulted on an outline planning application for the erection of six holiday cottages with access applied for land adjacent to Ribchester Road (all other matters reserved) at Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA.

The LHA are aware of the planning history associated with the site which is as follows:

- 3/2021/0771 - Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. Granted 20/04/22.
- 3/2023/0074 - Proposed two-storey side and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage, and extension to domestic curtilage. Granted 22/09/23.

Continued...

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



- 3/2023/0075: Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. Granted 30/11/23.

Site Access

The LHA has reviewed drawing number 2405-P01 Rev A titled Proposed Site Plan and understands that the proposal includes two new access on to Ribchester Road which is classified as the B6245 with a speed limit of 40 mph fronting the site.

The 2 accesses proposed for the development is over intensive for the site. Therefore, the LHA requests that only one access is created to access the site. The LHA would ask that the access positioned centrally be retained within amended plans. The access which sits to the West of the site raises concerns due to its positioning close to the neighbouring access at Mount Pleasant as well as the likelihood of the visibility splay falling within the 60mph section of Ribchester Road.

The LHA has reviewed drawing number 2405-P01 Rev A titled Proposed Site Plan. For the LHA to support an application, the LHA require the minimum width of the proposed access to be 5.5m wide for a distance of 5m behind the highway boundary. This will allow two-way movement to take place and remove the need for vehicles to wait within the highway should there be a vehicle waiting to turn onto Ribchester Road.

To ensure adequate intervisibility between highway users at the proposed centralised access a visibility splay set 2.4 metres back from the near edge of the carriageway and extending 102 metres to the along the nearside carriageway edge in both directions should be provided as Ribchester Road is a 40mph road.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

Should the access be unable to achieve the minimum visibility, the LHA require a speed survey to be undertaken in the vicinity of the site accesses. The speed survey which can be undertaken by a private traffic survey company will record vehicle volumes and speeds and will demonstrate 85th percentile speeds.

Therefore, currently, the LHA are unable to support the use of the proposed substandard access and requests that a scaled access drawing with visibility splays be submitted showing these concerns have been resolved.

Internal Layout

The internal layout at the site will be fully reviewed during the reserved matters stage. However, the LHA has reviewed drawing number 2405-P01 Rev A titled Proposed Site Plan and made the following suggestions. The site is proposed to have 6 holiday cottages,



private parking serving each cottage, an internal road including a turning head alongside a footway fronting the cottages.

The LHA would suggest that each cottage has parking in line with the LHA guidance within the Joint Lancashire Structure Plan.

Footway provisions within the site should be in line with Inclusive Mobility, it is noted that there is a footway proposed fronting the holiday cottages which varies in width. The LHA would advise that any internal footways be 2m wide however the absolute minimum acceptable width is 1m for a maximum distance of 6m. Whilst the footway runs across the site, there is no footway along the access side of the site. The LHA suggest that a footway links around the site to the accesses and through the access on to Ribchester Road to allow for separate pedestrian movement within the site, a dropped crossing and tactile paving should be provided to allow pedestrians to cross over Ribchester Road to the footway opposite the site.

The LHA has reviewed the width of the internal road and noted it is approximately 3.3m wide and that vehicles will be unable to pass each other. It would be beneficial for the internal road width to be 5.5m wide to allow two-way movement within the site. The LHA therefore suggest that the internal road be widened.

Conclusion

Following the submission of amended plans, including a detailed access drawing with visibility splays included, the LHA will be in a better position to fully assess the application.

Yours sincerely

Kate Walsh
Highway Development Control Technician
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: www.lancashire.gov.uk

