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Your ref: 3/2024/0618
Our ref: 3/2024/0618/HDC/KW
Date: 13 November 2024

Location: Bolton Fold Farm Alston Lane Longridge PR3 3BN
Proposal: Proposed change of use of a building and yard from agricultural to industrial storage and hardstanding. Replacement of existing walls and roof with new cladding and new roller shutter doors.
Grid Ref: 360295 435306

Dear Maya Cullen

With regard to your consultation letter dated 23 October 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 (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a building and yard from agricultural to industrial storage and hardstanding. Replacement of existing walls and roof with new cladding and new roller shutter doors.

Site Access and access track

The LHA has reviewed the proposed location plan, drawing number 0 0 A and noted that the proposal will utilise an existing access from Alston Lane, which is an unclassified road subject to a 60mph speed limit.

The track leading from the access appears to split into two sections one which leads to some existing units to the right and one which leads into the farmyard. The LHA request a detailed access plan which clearly shows the widths of the tracks, as well as details of any internal measures which control traffic along this section, there appears to be faded road marking which suggests a one-way system may be implemented previously. There are concerns that the restricted tracks could result in conflict between users of the proposed unit and the existing farm traffic as there does not appear to be a waiting area

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within the existing yard area. It is expected that the access track should take two-way traffic or measures put in place to control vehicle movements to reduce the need to reverse.

There is a concern that larger vehicles and farm traffic will need to wait within the access while they observe vehicles using the internal tracks, the LHA is not confident that vehicles within the access can observe vehicles using the internal tracks, therefore should vehicles meet, one vehicle would be required to reverse back, possibility into the access should they meet within the track. The LHA would expect that vehicles at the access can be observed throughout the entire tracks to observe vehicles moving towards or away from the access if two-way movement is expected to take place.

There is also a concern that if a larger vehicle is sat within the access, it could obstruct the access and a vehicle leaving the site would not be able to manoeuvre around to leave the site. A swept path analysis showing the largest vehicles operating within the site should be provided showing that vehicles can pass each other and not cause an obstruction within the access.

Before the LHA can assess the existing access and the access track, the LHA also require further information in the guise of an Operation Statement. In the Operation Statement, details should emerge regarding the frequency of deliveries to the site and what type of vehicles will service the site. The LHA also require details regarding the expected number of trips generated to and from the site each day.

Internal Layout

The LHA has reviewed the proposed site plan drawing number 0 8 and drawing number 0 9 and whilst the applicant has provided information regarding parking provisions within the application form these have not been included within the plans. We require a detailed parking plan alongside a swept path analysis showing the largest vehicle accessing the development turning within the site to enable them to leave in a forward gear.

The applicant should also provide confirmation on the use class of the proposal so that the car parking provisions can be calculated following the guidance within the Joint Lancashire Structure Plan.

Conclusion

To enable the LHA to fully assess the development the LHA request detailed dimensional plans of the access and internal road layout, particularly addressing concerns regarding the possible conflict between the servicing of the existing farm and the proposed unit. The LHA also request an operation statement detailing the class use of the proposal, the largest vehicle expected to access the site, how and when the site will be served, as well as a plan showing a detailed parking and servicing area.

Yours sincerely
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