

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

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0884
Our ref: 3/2024/0884/HDC/KW
Date: 19 December 2024

Location: Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA
Proposal: Proposed erection of a building to provide storage, packing and office space for direct to customer retail sales business. Installation of package treatment plant.
Grid Ref: 365633 432313

Dear Kathryn Hughes

With regard to your consultation letter dated 6 December 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 erection of a building to provide storage, packing and office space for direct to customer retail sales business. Installation of package treatment plant at Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA.

The LHA is aware of the related previous planning application for the site which are as follows:

3/2012/0919 – Proposed change of use of land to storage of caravan with maintenance and servicing of caravans. Approved.

3/2013/0468 - the proposed development of six micro rural business units for B1 Light Industrial or office use. Approved.

The LHA understand that the current application is for an extension to the previously approved Garden Village at Hawkshaw Farm.

Continued...

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



Site Access

The LHA are aware that the proposal will be accessed via an existing access off Longsight Road which is a A classified road subject to a 60mph speed limit.

The LHA are aware that the existing access serves the farm, farmhouse, bungalow, a range of agricultural buildings, Mrs Dawsons ice cream parlour, the business and caravan storage site within the Garden Village, a farm visitor centre and Scare Kingdom during seasonal events. Therefore, given that the access is existing and serves a range of enterprises the LHA have no objection to the access being used to serve the proposal.

Internal Layout

The LHA has reviewed drawing number A4375-PL32 titled Proposed Site Layout Plan and whilst 7 parking spaces have been provided, the LHA would expect the parking provisions to be increased to support the number of employees which are known. Therefore the LHA would look for at 14 off parking spaces to be provided in line with the needs of the business. This should ensure that overspill parking does not take place within the wider site.

There are also concerns regarding access to the building for larger delivery vehicles, therefore the LHA requests that a swept path analysis be provided showing access for the largest vehicle expected to serve the site. The plan should show the largest vehicle entering the village gardens, a suitable service area for such vehicles as well as turning provisions which enable exiting in a forward gear.

Public Footpath

There are a number of Public Right of Ways which runs through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Sustainability

The site is within acceptable walking distance to bus stops situated on Longsight Road, with service 25 offering regular transport between Clitheroe and Blackburn as well as service 280 which travels between Preston and Skipton.

The development is expected to increase its sustainable transport options to encourage sustainable transport options for its employees. There it is expected that covered secure



cycle storage be provided to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Conclusion

The Local Highway Authority has thoroughly reviewed the Proposed Site Layout Plan (drawing number A4375-PL32). To adequately support the business and prevent overspill parking within the wider site, the LHA would look for the parking spaces to be increased from seven to fourteen. This adjustment will accommodate the known number of employees and their vehicles. To further promote sustainable transport options, the development should include covered, secure cycle storage for employees.

Additionally, concerns about access for larger delivery vehicles necessitate a swept path analysis. This analysis should demonstrate how the largest expected vehicle will enter the village gardens, identify a suitable service area for these vehicles, and include turning provisions to ensure vehicles can exit in a forward gear.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 01772 533235
W: <http://www.lancashire.gov.uk>

