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Your ref: 3/2024/0934  
Our ref: 3/2024/0934/HDC/KW  
Date: 23 May 2025

**Location:** Canine Hydrotherapy Centre Howgill Farm Howgill Lane Rimington  
BB7 4EF  
**Proposal:** Regularisation of unauthorised vehicle access, car park, seating areas  
and siting of tea cabin.  
**Grid Ref:** 382795 446035

Dear Ben Taylor

With regard to your consultation letter dated 24 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

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 regularisation of unauthorised vehicle access, car park, seating areas and siting of tea cabin at Canine Hydrotherapy Centre Howgill Farm Howgill Lane Rimington.

#### **Site Access**

The site has an existing unauthorised access on to Howgill Lane, which is an unclassified road subject to a speed national limit fronting the site access.

The access was originally a field gate and part of the access remains as such today as it continues to be shared with an adjacent field. The shared access opening is approximately 12m wide which reduces to approximately 2.7m as vehicles leave the highway and enter the site towards the car park. However, the Location Plan does not show the red line boundary joining the adopted highway which should be amended so as to include the entire access.

The access should be appropriately paved in a hard standing material, not loose stones or grass, for at least 10m into the site, to ensure that no debris is dragged onto the highway.

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Further information is required regarding the operation of the business which may require access improvements such as widening to a minimum of 6m wide for at least 10m into the site to accommodate 2-way traffic and reduce the need for vehicles to wait within the highway.

A visibility splay should also be provided to ensure adequate intervisibility between highway users at the access. A visibility splay set 2 metres back from the near edge of the carriageway and extending at least 23 metres in both directions should be provided. Whilst this is not in line with the requirements for the speed limits, given the nature of the road, speeds are likely to be slower in proximity to the access.

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.

The applicant should provide accurate details of the required sight line requirement, before determining the application.

### **Internal Layout**

The proposal also includes a car park which was created in 2014 which provides additional parking provisions for the site and reduces the chance of on street parking in the area, according to the application form a total of 32 spaces can be provided although marked bays have not been provided on site or included within the site plans.

Additionally, a food and drink cabin as well as a outdoor seating area has been included within the site as an additional facility for clients attending the Canine Hydrotherapy Centre.

Further information should be provided regarding the operation of the food and beverage cabin such as an operating statement which details the opening hours, staffing levels and if the applicant intends on opening the use to the public or if it will remain solely for the clients who are already attending the site for canine therapies.

An operation statement should also be provided for the business, detailing if several appointments take place at the time within the different facilities the business offers or if the business only has one client on site at any time and if the business operates as appointment only.

### **Conclusion**

In conclusion, the Local Highway Authority require further information in order to assess the highway impact of the proposed development. A detailed site access plan should be provided, including the widths, surface material, and visibility splays. Additionally, clarification on the operation of the food and beverage cabin and the business operations, is necessary to enable the LHA to evaluate of highway impacts.

Yours sincerely  
Kate Walsh  
Assistant Engineer

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