

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

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0994
Our ref: 3/2024/0994/HDC/KW
Date: 09 January 2025

Location: Hague Farm Bolton by Bowland Road Bolton by Bowland BB7 4NJ
Proposal: Outline application for the erection of one self-build agricultural dwelling with all matters reserved.
Grid Ref: 377411 447488

Dear Ben Taylor

With regard to your consultation letter dated 20 December 2024, 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 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 or capacity in the immediate vicinity of the site.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an outline application for the erection of one self-build agricultural dwelling with all matters reserved at Hague Farm Bolton by Bowland Road Bolton by Bowland BB7 4NJ.

Site Access

The access will be determined during the reserved matters stage. However the LHA have reviewed the site plan are aware that proposal will create a new access to serve the proposed dwelling off the private access track which is subject to a 60mph speed limit. The LHA have reviewed the access width and are aware that the width complies with the LHAs guidance when serving a single dwelling. Given the nature of the site LHA would look for the site access to include the gradient levels, which should be no steeper than 1:10.

For the LHA to support the creation of a new access on a 60mph road a visibility splay drawing is required. An access served off a 60mph road is required to provide visibility splays of 2m x 214m in both directions to comply with the LHAs guidance.

Continued...



Should the access not be able to achieve the minimum visibility, the LHA require a speed survey to be conducted evidencing the 85th percentile speeds within the vicinity of the site access. A visibility splay drawing should also be submitted to complement the findings.

Internal Layout

The internal layout of the site will be determined during the reserved matters stage. However, the LHA would look for a minimum of 3 off street parking spaces for the suggested 4-bedroom agricultural workers dwelling in line with the LHAs guidance as defined in the joint Lancashire structure plan.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected.

Given the nature of the site, the LHA would also look for internal vehicle turning within the site so that vehicles are able to enter and exit in a forward gear to protect highway users on BW0339004.

Public Right of Way

Please note that Bridleway, BW0339004, 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 rural in nature and over 1km away from the closest bus stop which means there is a reliance on private vehicle use. The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage for two bicycle spaces to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points



must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Yours sincerely

Kate Walsh

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

