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Your ref: 3/2025/0155

Our ref: 3/2025/0155/HDC/KW

Date: 07 April 2025

Location: Healings Farm West Bradford Road Waddington BB7 3JE
Proposal: Proposed demolition of existing building and erection of a new dwelling with associated annexe.
Grid Ref: 373537 444037

Dear Ben Taylor

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed demolition of the existing building and erection of a new dwelling with associated Annexe at Healings Farm, West Bradford Road, Waddington.

The LHA are aware of the most recent planning history associated with the site and the applications are listed below:

3/2024/0255- Proposed demolition of four existing buildings and erection of one new single-storey, three-bedroom dwelling with associated parking and landscaping. Permitted 16/07/2024.

3/2023/0992- Prior notification for the demolition of existing workshop building and replacement with one new single-storey dwelling with basement, including landscaped gardens, access and parking. Permitted 29/01/2024.

Continued...

Appeal lodged (APP/T2350/W/23/3334523) following refused application 3/2023/0687. Appeal allowed dated 11/06/2024.

3/2023/0687- Prior notification for the demolition of existing workshop building and replacement with one new two-storey dwelling with basement, including landscaped gardens, access and parking. Refused 24/10/2023.

3/2023/0444- Prior notification for the demolition of existing workshop building and replacement with one new two-storey dwelling with basement and rooms in the roofspace, including landscaped gardens, access and parking. Refused 15/08/2023.

Site Access

The LHA are aware that the site will continue to be accessed off West Bradford Road which is a C classified road subject to a 30mph speed limit. Given that the existing light industry unit would have generated trips in its own right and is to be replaced with the proposed dwelling, the LHA have no further comments to make regarding the site access with the proposal not being seen as an intensification of use.

Highway Safety

There has also been no Personal Injury Collisions recorded within 500m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed drawing number GA_07 titled "Site Plan As Proposed" and are aware that 3 car parking spaces will be provided for the 4 bed dwelling which complies with the parking guidance as defined within the Joint Lancashire Structure Plan.

Furthermore, drawing number GA_07 shows a proposed formalised internal access track which will serve the site. The proposed access track connects the access to an agricultural field, two dwellings (including the one proposed) and a number of buildings which are used for light industrial purposes. The internal track will be approximately 3.5m wide which complies with the LHAs guidance. The LHA also welcome the introduction of a passing place along the track.

A construction management plan has also been submitted and is considered acceptable for the proposal however, 24 hour contact details should be provided prior to commencement and as the site is located close to Waddington and West Bradford CE Primary School, deliveries by HGV's should take place outside of school peak travel time.

Sustainability

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 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.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. The construction of the development shall be carried out in accordance with the Construction management plan.
Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.
2. Deliveries to the approved development shall only be accepted between the hours of 9:00am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.
Reason: In the interest of highway safety.
3. No part of the development hereby permitted shall be occupied until such time as the access and access track arrangements shown on Rural Solutions drawing number GA_07 have been implemented in full.
Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.
4. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.
Reason: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours sincerely

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