

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780

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Your ref: 3/2022/0722

Our ref: D3.2022.0722

Date: 20<sup>th</sup> March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0722**

Address: **Mayfield Slaidburn Road Waddington BB7 3JJ**

Proposal: **Proposed agricultural steel frame building for the storage of forestry equipment and building machinery in connection with 2 rural based businesses, including an access track.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **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, capacity or amenity 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) are in receipt of a re-consultation for the proposed erection of a building for the storage of forestry equipment and building machinery in connection with 2 rural based businesses, including an access track at Mayfield, Slaidburn Road, Waddington.

The LHA previously responded to the application on 17th October 2022 requesting further information regarding the site accesses visibility splays and an Operation Statement detailing the use of the site.

#### **Lancashire County Council**

  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD

Since then, an Operation Statement has been submitted along with a traffic survey and a revised visibility splay drawing. These will all be reviewed below.

### **Site Access**

The LHA are aware that the site will utilise an existing, unadopted private access track which is located off Slaidburn Road which is a B classified road subject to a 50mph speed limit. The private, unadopted access track currently serves 4 dwellings, a farm, a steel fabrication business and Public Footpath 3-43-FP10, as stated on the Operation Statement.

The LHA have reviewed SPA drawing number 6707-P02 Rev E titled "Proposed Site Plan and Visibility Splays" and are aware that the access is a minimum of 6m wide for a minimum of 9m behind the highway boundary. This complies with the LHAs guidance when serving the proposed development.

The LHA are also aware to support the application, a traffic survey was conducted by a Transport Consultant on 25<sup>th</sup> November- 1<sup>st</sup> December 2022. The survey found that 85<sup>th</sup> percentile speeds within the vicinity of the site access were 54mph northbound and 55.2mph southbound.

For the site to comply with the LHAs guidance, the LHA require visibility splays of 2.4m x 239m to the north and 139m to the south of the access, given the 8.4% change in gradient along Slaidburn Road.

However, as shown on SPA drawing number 6707-P02 Rev E titled "Proposed Site Plan and Visibility Splays," the access can provide visibility splays of 2.4m x 225m to the north and 168m to the south of the access.

While there is a shortfall in visibility of 14m to the north of the access, the LHA will accept the shortfall given that it is minimal.

The LHA have further reviewed the drawing and are aware that a passing place measuring 2m x 15m will be located approximately 31.7m away from the access. The LHA welcome the introduction of the passing place given the single tracked nature of the track serving the site and the other units.

### **Internal Layout**

The LHA have reviewed the Operation Statement and are aware that the site will only be used by the Applicant and his brother to store equipment in the unit for the operation of their own businesses. This will mean, as stated in the Operation Statement, that only the Applicant and his brother will access the site.

As a result of only two people ever being on site at any one time, two car parking spaces should be provided to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

While there are no parking spaces shown on SPA drawing number 6707-P02 Rev E titled "Proposed Site Plan and Visibility Splays," the LHA are aware that there is ample space to provide the required parking spaces.

The LHA have also reviewed the proposed access track to the proposal which will be located off the existing access track serving Public Footpath 3-43-FP10 and are aware that the track will be a minimum of 3.5m wide for the duration of its length. This complies with the LHAs guidance and so the LHA have no further comments to make.

However, to ensure that the proposed access track drains to a suitable outfall area, the LHA will condition that a drainage strategy is provided. This is to ensure that no surface water from the proposed track drains onto the access track which serves Public Footpath 3-43-FP10.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6707-P02 Rev E 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 (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 225 metres to the north and 2.4 metres by 168 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The surface water from the approved access track should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Yours faithfully

  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council