

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2022/0927
Our ref: D3.2022.0927
Date: 25th October 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0927**

Address: **Blue Bell Farm Higher Road Longridge PR3 2YX**

Proposal: **Proposed change of use from Class B1(a) and Class B1(b), and use of building for storage of private cars and workshops, to Class E.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority 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. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a Class B1 (a), Class B1 (b) and use of a building for storage of private cars and workshops at Blue Bell Farm, Higher Road, Longridge.

The LHA are aware of the planning history at the site, with it being listed below:

3/2019/0471- Proposed single storey extension and conversion of laboratory and office to a live work unit. Permitted 29/06/2020.

Lancashire County Council

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



3/2018/0330- Erection of one new dwelling with occupier restricted to those associated with Alchemie Technology; extension to existing laboratory and office (use class B1a and B1b). Withdrawn 26/06/2018.

3/2015/0918- Retention of unauthorised change of use from Agricultural to B1(a) and B1(b) (office and laboratory) in addition to car storage and private workshop (sui generis). Permitted 24/11/2015.

3/2007/0629- Retrospective application for the demolition of existing buildings and erection of two new buildings for the breeding/rearing of pigs and production/packaging of sausages. Withdrawn 25/01/2008.

Site Access

The LHA are aware that the site will continue to be accessed off Higher Road which is an unclassified road subject to a 60mph speed limit.

Before the LHA can comment on the current access arrangements at the site, the LHA require a detailed access plan to be submitted. On the access plan, the LHA require the drawing to show the access width and the sites visibility splays, with the LHA requiring the site to provide visibility splays of 2.4m x 140m in both directions.

The LHA are requesting that visibility splays of 2.4m x 140m are provided in both directions rather than the minimum requirement for a 60mph road which requires splays of 2.4m x 214m to be provided, because the LHA accepted splays of 140m for application reference 3/2019/0471. Therefore, to remain consistent and with the LHA assessing the topography and curvature of the highway, allowing the LHA to state that speeds are unlikely to be in excess of 60mph, the LHA will accept splays of 140m.

However, should the access not be able to achieve the minimum splays of 140m in both directions, then the LHA require a speed survey to be undertaken to determine the true 85th percentile speeds within the vicinity of the site access.

Furthermore, to complement the access plan, the LHA require an Operation Statement to be submitted. In the Operation Statement, the LHA require information regarding how many separate units will be based at the site, the use of the units with any end user in mind, expected number of trips which will be generated to the site per day, types of vehicles servicing the site and the expected number of staff members on site at any one time.

This information will allow the LHA to assess whether the proposal will intensify the use of the access.

Internal Layout

The LHA have reviewed the supporting documents and understands that no parking plan has been submitted to support the application. The LHA remind the Agent that the proposal should comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, for its use which should be determined in the Operation Statement, as requested above.



Other suitable facilities including a turning area for servicing vehicles should also be considered, once a use is determined.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

