

## Sharon Craig

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**From:** Bloomer, David <David.Bloomer@lancashire.gov.uk>  
**Sent:** 21 September 2016 10:14  
**To:** Stephen Kilmartin  
**Cc:** LHS Developer Support; planning  
**Subject:** app3/2016/0580 Spout Farm Longridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning Stephen,

The proposal was previously considered in 2013 ( app 2013/0782) at which time I raised no objection on highway grounds subject to a variety of planning conditions being attached to permission. The proposal is largely the same apart from a modified site layout and the addition of 2 additional properties.

In respect of the revised layout I have the following comments

1 A 1m service strip on one side and a 2m footway on the other should be provided should be provided along the full length of the access road

2 The turning head between units 29 / 30 should be relocated to eliminate the need for larger vehicles ( refuse/ deliveries etc. ) to reverse around the bend or remove the road " closure" outside unit 16.

3 Measures should be installed to prevent vehicles from bypassing the "closure" there are 2m gaps either side of the 0.9m high wall. This could be prevented by the strategic placing of a bollard either side whilst maintaining pedestrian access.

4 As mentioned in my response to the previous application I am unsure of the servicing requirements of the Package Treatment Plant located at the site entrance. What are the arrangements and where will the servicing vehicles park? This will need to be shown on the plan to ensure that any servicing vehicles are not expected to park within the sight lines.

5 No travel plan has been submitted with the application, I am mindful that with the size of the development a Travel plan would have a limited impact , I would therefore suggest that the following measures be adopted to promote the sustainable travel options these would include

- Electric charging points for at least 10% of the properties
- Cycle vouchers as part of the welcome pack for the purchase of a cycle for each property
- Pre-paid voucher / ticket as part of the welcome pack for use on local public transport routes

Subject to the above issues being resolved satisfactorily and the following conditions being attached to any permission that may be granted, I would raise no objection to the proposal on highway grounds

Conditions:

- 1 No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning

authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- ❖ The parking of vehicles of site operatives and visitors
- ❖ The loading and unloading of plant and materials
- ❖ The storage of plant and materials used in constructing the development
- ❖ The erection and maintenance of security hoarding
- ❖ Details of working hours
- ❖ Contact details for the site manager

2 The new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Preston Road to points measured 120m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority'). Reason: To ensure adequate visibility at the street junction or site access.

4 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

5 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

6 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

**Dave Bloomer**  
**Highways Development Control**  
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