

Development Control  
Ribble Valley Borough Council

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

Your ref: 2018/0975  
Our ref:  
Date: 21/11/2018

Dear Sirs

**Re:** Planning Application 18/0975

**Address:** Land east of Chipping Lane Longridge

**Description:** Application for the detailed approval of appearance, landscaping , layout and scale for the erection of 184 dwellings, made up from 55 affordable dwellings and 129 open market dwellings, including provision for the elderly (Phases 2 and 3) pursuant to outline consent 3/2014/0764, alongside associated open space, landscaping and access.

With respect to this application we would not wish to raise any objection to the general principles of the layout of the development.

There are a number of concerns (listed below) regarding the layout however it is felt that these can be allayed as part of the Section 38 process.

- There are a number of parallel but detached footpath-cycleways these should be attached to the adjacent to the carriageway at plots 17 - 71, 71-75, 53-56, 134-151 and 178 – 151.
- The 7 access ways to plots 182-173, 77-86, 91-107, 111-126, 134-151, 98-103 and 71-75 should only be through routes to non-vehicular traffic and should be terminated with a turning head of some description suitable for expected traffic.
- The turning heads at plots 98 and 103 require a longer return.
- A junction table to be provided at plot 35.
- Whilst not all have been measured, car parking spaces should be a minimum of 2.4m x5m where the access is used for vehicle and pedestrian access an additional 0.8m should be provided, plots 61-62 appear to have a pedestrian access omitted ( this is an example rather than a complete list of omissions),

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Director of Community Services  
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- Garages whether internal or detached should have internal measurements of 3m x 6m driveways in front of garages should be 0.5m greater in length to allow the doors to open.

Should you wish to support this application we would wish for the following conditions to be added to the approval.

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority. **Reasons:** To allow for the effective use of the parking areas.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.
3. The new estate roads 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.
4. In order to promote sustainable transport Highway Development Control Section recommends the provision of electric charging points to be provided for all dwellings.
5. For the full period of construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. *(There should also be provision to sweep the surrounding highway network by mechanical means if needed.)* Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users
6. 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:
  - i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Measures to control the emission of dust and dirt during construction

- vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vii) Details of working hours
- viii) Routing of delivery vehicles to/from site

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

#### Notes

1. The Highway Development Control Section recommends the local planning authority attaches conditions requiring an agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.