

Development Control
Ribbles Valley Borough Council

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

Your ref: 2018/1105
Our ref:
Date: 27/12/2018

Dear Sirs

Re: Planning Application 18/1105

Address: Higher College Farm Lower Road Longridge PR3 2YY

Description: Application for Outline planning permission for 21 self-build dwellings and associated works.

With respect to this application we would not wish to raise any objections to the principal of the works.

There are however a number of concerns regarding the self build elements of the development which would require some further information and some conditions relating to the timing of the works required to form the new access and associated infrastructure. It is noted that the plans showing the expected entrance do not show the bus stop approximately opposite the new access that is to be formed. It is also expected that the new junction and access road are to be substantially completed prior to the commencement of any building works, as it is not expected that the plots will be sold and developed in a similar manner to a conventional housing development.

In order to ensure that the estate road and its junction are satisfactorily completed we would look for the new junction to be completed prior to any construction works being carried out on the first plot being sold and the entire estate road being complete to base level within 6 months of the plots commencement of construction works, this shall include the provision of a footway for the full perimeter of the turning head.

In order to fully support the application we would look for a plan showing the swept path analysis for a large articulated heavy goods vehicle at the junction of Lower Road B6243 and Preston Road B6245. The vehicle shall be shown completing all the expected turning movements accounting for the new build out.

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

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

1. 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.
2. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The street shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.
3. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. **Reasons:** In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development.
4. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the turning head, the turning head shall include a constructed footway around the turning head. **Reasons:** To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
5. 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, approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980 and these works shall be completed prior to the commencement of any building works. **Reasons:** In order to satisfy the Local Planning and Highway Authorities that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other 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 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.
2. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".