

Development Control
Ribble Valley Borough Council

Phone:
Email:

Your ref: 21.1134
Our ref: D3.21.1134
Date: 5th April 2021

App no: 21.1134

Address: Land east of Chipping Lane, Longridge

Proposal: Development of 47 no. homes including affordable housing and housing for the elderly

Further to my original comments dated 3rd December 2021, the description of the development has changed from, *Development of Phases 2 and 3 for the erection of 198 dwellings, including affordable housing and housing for older people, with associated landscaping, SUDS, LEAP, and areas of open space to Development of 47 no. homes including affordable housing and housing for the elderly.*

I have reviewed the amended plans including Barratt Homes Phase 2/3 planning layout drawing number 459-PL06-Rev B and I would make the following comments.

History

An outline application for access (reference 3/2014/0764) was approved October 2015 for 363 new dwellings, a reserved matters application (reference 3/2018/0975) was approved August 2018 for Phase 1 - 124 new dwellings.

Proposal

This application seeks approval for 47 new dwellings which will total 171 dwellings. For the avoidance of doubt, it will be necessary to provide the secondary access onto Redwood Drive for any subsequent phase of the development.

Off-site highway works

The works conditioned at outline have been completed.

Layout

The proposed road layout is acceptable.

I would request that all dwellings without a garage, have a secure, covered cycle store. In addition, all dwellings require an electric vehicle charging point. Subject to this, the level of car parking across the site is acceptable.

The proposed garages are below the recommended size of 3m x 6m to count as a parking space, the Denby and Winfield are 5m x 2.6m and 4.9m x 2.4m respectively and the detached garages are 5.298m by 2.74m. They can be counted as secure, cycle parking.

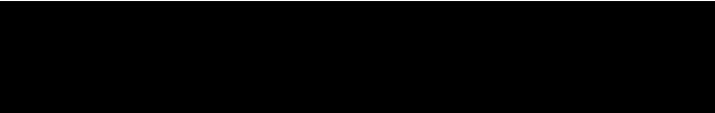
The dwellings located on the block paved private driveway will need to move their waste receptacles to the main estate road on collection days and vice versa. It avoid receptacles being left on the footways please include areas of hardstanding for receptacles to be left on collection days.

Conclusion

There is no objection to the proposal, should the application be approved the following conditions are requested.

1. The internal estate roads shall be constructed in accordance with LCC specification for estate roads and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.
2. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.
3. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.
4. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.
5. Prior to the occupation of each dwelling and notwithstanding the proposed Refuse Strategy Layout 459-RS06 Rev A, revised plans shall be submitted to and approved by the local planning authority which include areas of hardstanding for receptacles to be left on refuse collection days for those dwellings located on the block paved private driveway.

Reason: To avoid receptacles being left on the footways



Highways and Transport
Lancashire County Council
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