



## Legend

- A 30x15M building providing 5 No. units with potential for first floor / mezzanine
- 30x15M building providing 5 No. units with potential for first floor / mezzanine
- C 54x12M building providing 9 No. units with potential for first floor / mezzanine
- D 18x9M building providing 3 No. smaller units with spacious south /west external forecourt. (This could be ideal for use a gym, opposite to the proposed treatment rooms/ offices, with a south facing external terrace and potential for first floor / mezzanine)
- E 42x9M building providing 7No. units with double frontages which are ideal for craft based artisan uses.
  The eastern units would benefit from a large south/ east facing terrace and garden. This is close to the offices and with potential for first floor / mezzanine.
- F 15x5M single storey extension wing to the existing house to provide additional office space
- G 24x6M single storey extension to the existing house to provide additional office, or treatment rooms
- H Existing house to be converted into offices
- Carport/ garage to be converted into meeting room suite
- 18x9M building providing 3No. units with potential for first floor / mezzanine.
- K 18x10.5M building providing 3No. units with potential for first floor / mezzanine
- 18x12M building providing 3No. units with potential for first floor / mezzanine
- M Retain existing access and drive off Lower Road to maintain existing access arrangements for farmer on to adjacent fields only. New gateway installed to separate this with the new roads serving the main development
- N South facing central courtyard to organise the various new buildings and create a space and synergy for various uses to work together and attract visitors. This is an important part of the whole design concept, and a considered hard and soft landscaping scheme would encourage all year around use for the businesses to display/ operate.
- O Open grassed area to character and appearance of the attractive rural setting with Wildflower Meadow areas planted, to enhance wildlife and fauna
- P Parking and forecourt areas with electric car charging points installed with PV solar panels on south facing roofs as part of the sustainable aims for this development. Designated secure bicycle parking areas are to be provided within the development site to encourage sustainable forms of transport.
- Q New development roads to link with the existing drive to continue to serve the southern part of the site including the house conversion
- Existing hedgerow to be retained
- S Pedestrian crossing
- T Position for new tree planting
- U New hedgerow planted
- V Proposed new vehicular access serving the proposed development

Note:
Use allocation is indicative only and subject to potential change

Ribble Valley Property Ltd

Job Title
Proposed Development of Land at
Higher College Farm

Longridge

Illustrative site masterplan for potential breakdown of use

1/500 @ A1 Sept. 2021 Drawn SGH



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