

IMPORTANT

- © This drawing is copyright and remains the property of this practice
- Do not scale this drawing
- All dimensions to be checked on site
- Positions of existing services to be confirmed prior to proceeding

REVISION STATUS

S Information issued for feasibility or scheme design.  
T Information issued for tender purposes only.  
C Information issued for Construction.  
NB: Only those drawings containing a C revision to be used for construction.

NOTES

SCALE 0 5 10 15 20 25 30 35 40 45 50

NOTE: All Highway works proposed as per previously approved application 3/2022/0553

1:500

2.4x61m visibility splay  
(85th percentile speed of 38.3mph)

Pedestrian refuge -  
min 3.25m running lanes  
with 2m wide island

Opening formed in-  
existing hedge for access

2.4 x 61m  
vision splay

30mph/ national speed  
limit signage

North

Macadam road surface

Permeable macadam  
road surface

Permeable macadam surface  
to paths and parking bays

Grassed areas

Existing hedge retained

### Development Summary

40 x 750 sq ft commercial units  
comprising of 4 no buildings each  
containing 10 units. Total 30,000 sq ft  
1 x 1,500 sq ft unit comprising of  
battery storage for PV system and  
general maintenance store

### Parking:

Standard spaces - 83

Mobility spaces - 10

EV charging spaces - 8

Total - 101

Bicycles - 10 (10%)

Motorbikes - 4 (25%)

C5	18.10.24	Upto date landscape scheme added
C4	01.10.24	Building footprints updated
C3	11.03.24	Roof plans updated
C2	13.12.23	Parking to south amended
C1	18.10.23	Footpath amended

REVISION DATE DESCRIPTION

CLIENT  
Ribble Valley Property Ltd

PROJECT  
Proposed Development of Land at  
Higher College Farm, Longridge, PR3 2YY

DRAWING TITLE  
Proposed Site Plan

SCALE DATE DRAWN CHECKED  
1:500@A3 Aug '23 PRH

DRG NO. REVISION  
EAD\_203\_03 C5

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