

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

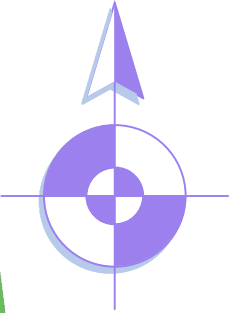
Opening formed in existing hedge for access

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

Existing hedge extended to frame access point

Compound Curve

New trees to landscaped frontage

New trees to landscaped frontage

Existing hedge extended to frame access point

10 spaces + 1 disabled

10 spaces + 1 disabled

20 spaces + 2 disabled

20 spaces + 2 disabled

13 spaces + 2 disabled + 4 EV spaces

10 spaces + 2 disabled + 4 EV spaces

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%)

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	C2

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