

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0956
Our ref: D3.2023.0956
Date: 9th January 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0956**

Address: **Ravenscourt Neville Street Longridge PR3 3FD**

Proposal: **Demolition of existing dwelling, outbuildings and detached garage and erection of four single-storey dwellings.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the demolition of existing dwelling, outbuildings and detached garage and erection of four single-storey dwellings at Ravenscourt, Neville Street, Longridge.

Site Access/ Parking Arrangements

The LHA have reviewed Monks drawing number JM-0263-004 Rev A titled "Proposed Site Plan" and note that Plots 1 and 2 will be accessed from Neville Street, while Plots 3 and 4 will be accessed from Fleet Street. Both roads are unclassified and subject to a 20mph speed limit.



The Agent has stated that each Plot will have access to one bedroom. However, the LHA have reviewed the floor plans and deem that the dwellings will have access to two bedrooms with each dwelling having a snug room. Therefore, for the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require each dwelling to have access to 2 car parking spaces each.

Despite this, the Agent has only provided each dwelling with one car parking space each. Even then the LHA are unable to accept the parking for Plots 3 and 4 with the proposed driveways not having the adequate depth to provide a car parking space. With the LHA requiring a driveway to be a minimum of 4.8m long to comply with the LHAs guidance. Therefore, the Plots along Fleet Street have a shortfall of 4 spaces and the Plots along Neville Street, a shortfall of 2.

Notwithstanding this, the LHA will accept the shortfall in parking. This is because the site is located in a sustainable location within walking distance of Longridge town centre where key local amenities are found. The site is also in close proximity to two bus stops located along Derby Road. These bus stop serve services to Blackburn, Preston and Longridge at hourly intervals throughout the day.

Should occupants need an area to park, there is ample on-street capacity for occupants to park without posing a highway safety concern. Therefore, it would be unreasonable for the LHA to object due to the lack of parking at the site.

However, to support sustainable transport the LHA will condition that each dwelling has access to a cycle storage facility and Plot 1 and 2 have access to an electric vehicle charging point.

The LHA also require a Section 278 agreement to be reached between the LHA and the Developer. An agreement is required following the creation of an access to serve Plots 1 and 2 at Neville Street and to stop up any redundant dropped crossings to full height kerbs along Fleet Street and Neville Street which relates to the existing site.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works have been submitted and approved by the Local Planning Authority. The works shall include the following and be completed prior to occupation.



- Reinstating redundant dropped kerbs along Neville Street and Fleet Street.
- Dropped crossing at Neville Street.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No building or use hereby permitted shall be occupied or use commenced until the footway has been reinstated to full kerb height, where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

4. The surface water from the approved driveway located off Neville Street should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

5. Prior to the first occupation Plot 1 and 2 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.

REASON: In the interests of supporting sustainable travel.

6. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.



Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

