

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0096
Our ref: D3.2024.0096
Date: 20th May 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2024/0096**

Address: **Longridge High School Preston Road Longridge PR3 3AR**

Proposal: **Proposed replacement boundary fencing using 2.0m/2.4m high welded mesh fencing. Creation of new vehicular access from Little Lane, two pedestrian gates from Preston Road (non-automated), one automated vehicle and pedestrian gate from Preston Road and one automated pedestrian gate from existing barrier car park area.**

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 re-consulted on an application for the proposed replacement fencing around the perimeter of the school, creation of a new vehicular access from Little Lane, two pedestrian gates from Preston Road (non-automated), one automated vehicle and pedestrian gate from Preston Road and one automated pedestrian gate from existing barrier car park area at Longridge High School, Preston Road, Longridge.



The LHA previously responded to the application on 22nd March 2024 requesting further information regarding the proposed access arrangements located off Little Lane which will serve the school field.

Since then, the Agent has submitted the following documents, which will be reviewed below:

- LeaHough drawing number BS.23-277-02 Rev C titled "Site Plan with Proposed Fencing."
- LeaHough drawing number BS.23-277-04 Rev B titled "Highway Details."
- LeaHough drawing number BS.23-277-06 titled "Vehicle Entrance Details."
- Operation Statement provided in an email to the LPA on 28th March 2024.
- "Grounds Maintenance Method Statement: Protection of Public Highway" provided in an email to the LPA on 20th May 2024.

It is worth noting that BT Openreach who own the service chamber and telegraph poles located at the site have been consulted by the Local Planning Authority (LPA) on 18th April 2024 and as shown on the LPAs planning portal have no objection to the proposal.

Access serving the school field

As part of the application, the school is proposing to provide a new vehicular access which will be located off Little Lane, an unclassified road subject to a 20mph speed limit. The access will serve the school field and will be used during the summer months to maintain the field only with it expected to be mowed on average 20 times a year.

To support the application, the Agent has submitted LeaHough drawing number BS.23-277-06 titled "Vehicle Entrance Details" which shows approximately 5.5m of full height kerbs will need to be dropped to allow vehicles to use the proposed access. The access will then be approximately 3.5m wide and will be gated, with the gate being setback 5m from the adopted highway.

To support the creation of the access and following further information in the guise of an Operation Statement, the Agent has submitted a swept path drawing of transit van with a trailer entering the site, using the internal access track and exiting the site in a forward gear. The LHA are satisfied that the access and the track is suitable for these movements and welcome the track being adequately surfaced for a minimum of 8m behind the highway boundary, as shown on LeaHough drawing number BS.23-277-02 Rev C titled "Site Plan with Proposed Fencing."

To prevent any mud and debris entering the adopted highway, as stated within the provided Grounds Maintenance Method Statement: Protection of Public Highway, operatives will spray the wheels of the vehicle with water to ensure that grass is removed from the wheels before re-entering the adopted highway. This method statement will be conditioned by the LHA.

As already mentioned, BT Openreach have been consulted on the application and have no objection with the service chamber located adjacent to the access on the existing footway being strong enough for vehicles to drive over and the positioning of the existing

telegraph poles located adjacent to the access and the field are not compromised. Given these reasons, the LHA have no objection to the creation of a new access. But will require a Section 278 Agreement to be reached following the creation of the access and the proposed improvements to the footway fronting the access as shown on LeaHough drawing number BS.23-277-04 Rev B titled "Highway Details".

Proposed replacement fencing and gates

The reviewed Lea Hough drawing number BS-23-277-02 Rev B titled "Site Plan with Proposed Fencing" and have no objection to the proposed replacement boundary fencing around the perimeter of the school. The LHA also have no objection to the replacement or provision of gates to the pedestrian or vehicular accesses which front Preston Road.

Conclusion

The LHA have no objection to the proposal subject to conditions.

Conditions

1.No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.



REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2.No part of the development hereby approved shall commence until a scheme for the construction of the site access, as shown on the approved plans, and off-site works of highway mitigation have been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.

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.The development hereby permitted shall not be occupied until such time as the access has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

4. The use hereby approved shall operate in accordance with the submitted M Grounds Maintenance Method Statement: Protection of Public Highway (May 2024) for the lifetime of the development.

REASON: In the interests of highway safety.

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.

Yours faithfully

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

