

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0278
Our ref: D3.2024.0278
Date: 22nd May 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2024/0278**

Address: **New Barn Farm Alston Lane Longridge PR3 3BN**

Proposal: **Proposed demolition of existing mixed use building and garages and erection of one replacement mixed use building for domestic garaging, equine storage and agricultural machinery.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed demolition of an existing mixed-use building and garages and erection of one replacement mixed use building for domestic garaging, equine storage and agricultural machinery at New Barn Farm, Alston Lane, Longridge.



Site Access/ Internal Layout

The site will continue to be accessed off an unadopted access track located off Alston Lane, which is an unclassified road subject to a 30mph speed limit. The access track currently serves the site, numerous dwellings and Public Footpath FP0302090.

The LHA have reviewed ML drawing number ML/PE/6326 and require further information regarding the size of the existing and replacement building. This is because should the replacement building be bigger than the existing building, the proposal may conflict with the definitive line of the Public Right of Way, FP0302073 which runs past the existing building into the adjacent field to the north. As a result of this, to ensure that there is no conflict with the Public Footpath following the proposal, the LHA require an amended plan showing the proposed building in relation to the Public Footpath.

Should the Public Footpath conflict with the proposed building, the LHA advise that the LHAs Public Right of Way team are contacted as soon as possible at PROW@lancashire.gov.uk to discuss the application with the Public Footpath needing to be diverted.

Conclusion

The LHA require an amended plan to be submitted showing the location of the proposed building in relation to Public Footpath FP0302073, which runs past the existing building into the adjacent field to the north. This is to ensure that the footprint of the proposed building does not conflict with the Public Right of Way.

As already advised, should the proposal conflict with the Public Footpath, the Applicant/ Agent needs to contact the Public Right of Way team, with a diversion needed.

Yours faithfully

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

