

Ribble Valley Borough Council
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Your ref: 3/2024/0460
Our ref: D3/2024/0460
Date: 30 September 2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0460

Grid Ref: 360178 434907

Proposal: Regularisation and retention of agricultural building and hardstanding area with access gates as built.

Location: Land to the South of Stella Maris, Alston Lane, Longridge PR3 3BN

Following the highway authority's initial response dated 7 August 2024 additional information was submitted by the applicant's agent via e-mail to the planning authority on 26 September, that is:

- Proposed Site Plan – as built (Drawing No 14H) – visibility splays
- Site surface water drainage – contained within the agent's e-mail dated 26 September.

The following comments are based on the above additional information and also the highway authority's initial comments of 7 August.

Site access

Alston Lane is an unclassified road and therefore planning permission would not necessarily be required for the construction of a new access. However, the verge between the carriageway edge and the boundary hedge forms part of the highway network maintained at public expense, sometimes referred to as adopted highway. The new access has therefore been constructed illegally. The construction of the access should have been carried out under a legal agreement (Section 278) with Lancashire County Council as the highway authority to ensure that the access was constructed to the county council's specification to protect the structural integrity of the highway network, including any highway drainage system within the verge.

Off-site highway works

The existing kerb line to the North of the access should be extended to the site access. This is to protect the highway verge from being damaged by vehicle overrun and also to protect the telecommunications box within the verge which is vulnerable to damage. This work would need to be carried out under a Section 278 with the highway authority, details of which must be approved by them before any works commence.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Visibility splays

Alston Lane is subject to a maximum speed limit of 60mph outside the site frontage. For a road with a speed limit of 60mph a Stopping Sight Distance (SSD) of 215m should be provided. Visibility splays should be over land with the applicant's ownership and/or the public highway network.

The Proposed Site Plan – as built (Drawing No 14H) demonstrates that a visibility splay of 215m can be achieved to the North of the access, which the highway authority considers is acceptable. A visibility splay of only 165m can be achieved to the South of the access, which is to the bend in the road. However, due to this carriageway layout the highway authority considers that vehicles approaching from the South are likely to be travelling below the maximum speed limit and that the shorter achievable visibility splay would be acceptable in this instance.

Surface water drainage

The applicant has indicated that surface water from the site is collected internally and directed to a field drain to the East of the site, with no surface water directed towards Alston Lane. Provided that this means of drainage is properly maintained then the highway authority considers this acceptable.

Site's operation

The applicant has indicated that the largest/longest vehicle using the site would be a tractor and trailer.

Should there be an intensification in the site's operation which would increase the number of vehicle movements to and from the site, or increase in size of vehicles, then the highway authority considers that these will need to be re-assessed to ensure that the site's operation is not detrimental to highway safety or its users. For example, the site's gate may need to be moved back into the site or removed altogether so that vehicles can enter and leave the site without waiting on Alston Lane.

The following conditions and informative note should be applied to any formal planning approval granted.

Conditions

1. Within one month of the grant of any planning approval construction details of the site's access, including any works to pipe/culvert surface water within the access, together with proposed works to provide kerb lines on both sides of the access to the Highway Authority's specification, shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Works shall be completed to a timetable to be agreed by the Local Planning Authority in consultation with the Highway Authority. Reason: In the interest of highway safety to protect the structural integrity of the public highway network.
2. Visibility splays shall be provided at the site's access measuring 2.4m along the centre line of the access from the carriageway edge and 215m to the North and 165m to the South as shown on the approved plan Drawing 14 H dated 23.9.24. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime



of the development. Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access

3. Surface water from the area of hardstanding around the approved building shall be collected and drained to a suitable internal outfall. Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard, including the culverting of any surface water under the access. In addition the existing kerb line to the North of the access shall be extended to the site's boundary and a radius kerb line constructed to the South of the access; all to the Highway Authority's specification. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

