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Your ref: 3/2024/0460  
Our ref: D3/2024/0460  
Date: 7 August 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

Having reviewed the documents submitted for this application, Lancashire County Council acting as the highway authority makes the following initial comments. Further information, outlined below, is required to enable the authority to provide a formal response.

### **Site planning history**

3/2024/0062 - Proposed retention of hardstanding area to existing agricultural building. Withdrawn.

3/2023/0154 - Prior notification for an agricultural building for feed and machinery. Withdrawn.

3/2021/0029 - Agricultural building for feed, machinery and temporary livestock housing. Prior Approval of details not required prior to commencement.

3/2020/0967 - Agricultural building for housing livestock, feed and machinery. Refused.

### **Proposal**

This application is for the regularisation and retention of an existing agricultural building and hardstanding area with access gates as built. This application relates to the agricultural building approved under planning permission 3/2021/0029. It should be noted that the highway authority was not consulted on this application.

### **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

**Lancashire County Council**

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



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.

Details of the access's construction should be submitted to enable the highway authority to establish whether or not these are adequate for its use and whether further works are required.

### **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. As this is a new access details of the maximum visibility splays achievable in both directions measured from the centre line of the access to the carriageway edge should be submitted. This will allow the highway authority to assess whether the splays achievable are acceptable, especially if these are shorter than 215m.

### **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.

### **Surface water drainage**

Details should be provided of how the large area of hardstanding within the site is drained. This is to ensure that surface water does not flow from the site onto Alston Lane which is susceptible to surface water flooding.

### **Site's operation**

Details of the number and type of vehicle(s) going to and from the site should be provided, including the largest/longest vehicle. This is to assess whether the access layout is suitable including the location of the gate. Alston Lane outside the site is narrow and vehicles entering or leaving the site could cause an obstruction for other traffic whilst manoeuvring. There is also evidence of the verge being damaged by vehicles overrunning on both sides of the access.

Once the above information has been received the highway authority will provide further comments.

Janet Simpson  
Assistant Engineer  
Highways and Transport  
Lancashire County Council

