

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developeras@lancashire.gov.uk

Your ref: 25.0095

Our ref: D3.25.0095

Date: 18th March 2025

App no: 25.0095

Address: Land at Higher Road Longridge PR3 2YX

Proposal: Proposed erection of a part single-storey and part two-storey dwelling of exceptional design quality (NPPF 84e) with associated landscaping, habitat restoration, change of use of land to residential curtilage and access from higher Road, together with the creation of a small visitor car park for members of the public to view the remains of the Roman road to be preserved (if feasible) within the site

The submitted documents and plans including PSA Design Transport Statement and 'Proposed Access and Visibility Drawing H4322-H-01 Rev P1' have been reviewed and the following comments are made.

Access

Higher Road is unclassified and subject to the national speed limit.

There are two accesses proposed on Higher Lane, one to serve the dwelling and one to serve a new 4 space car park for visitors to see the remains of the Roman Road which crosses the site. These accesses are currently field gates.

Visibility splays of 2.4m by 43m to both sides of both accesses are shown on 'Proposed Access and Visibility Drawing H4322-H-01 Rev P1' and lie over the highway or land within the applicants control. There is vegetation within the splays which is proposed to be reduced to below 1m high.

These splays are suitable for a speed limit of 30mph which is below the national speed limit on Higher Lane. An application at Blue Bell Farm which lies 1.2km west of the site collected 85%ile vehicle speeds over a 7-day period in November 2022 of 37.8mph EB and 36.1mph WB on Higher Lane.

Due to the lack of other speed data at this site, we would request the speeds at Blue Bell Farm are used to advise the splays here and that they are increased from 43m to 60m to the left side and 56m to the right side of the accesses. This appears achievable within the highway or land within the applicants control without requiring the removal of any trees on the boundary of Higher Lane.

Both the site accesses are proposed at a width of 4.5m which is acceptable. The accesses will need to be either ungated or with the gates set back by at least 5m from the edge of the carriageway. The first 5m of the site accesses will need paving and draining to prevent any loose material or surface water being deposited onto the carriageway. Works within the highway will need to be undertaken under an agreement with Lancashire County Council.

There are no public rights of way recorded across the site.

Parking

Dwelling

The 4+ bedroom dwelling has a garage for 3/4 cars with space for cycle storage with a large driveway for parking and turning. The parking provision exceeds the standards.

Visitor car park

The visitor car park measures 17m by 10.70m and is considered sufficient to accommodate 4 vehicles with space to turn to allow all vehicles to enter and leave Higher Lane in forward gear, which is considered necessary. The number of visitors anticipated to visit the site is not presented and is likely unknown therefore we can offer no comment upon the amount of car parking without further information.

Conclusion

We would request that the visibility splays are increased as detailed above, subject to this we would raise no 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.

Should the application be approved.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon



the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Higher Lane to points measured 60m to the west of the proposed access and 56m to the east along the nearer edge of the carriageway of Higher Lane, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access.

3. Prior to first use the site accesses shall be constructed in a bound porous material for at least the first 5m and with gates set back by a minimum of 5m from the edge of the carriageway of Higher Lane. Reason: To prevent debris and surface water being deposited onto the highway for highway safety.
4. Prior to the first occupation of the dwelling the driveways and parking areas shall be laid out in accordance with the approved plans and made available for use and maintained for that purpose for as long as the development is occupied. Reason: To ensure adequate parking provision is provided. Reason: To provide adequate car parking.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

