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Your ref: 3/2025/0330
Our ref: 3/2025/0330/HDC/KW
Date: 21 May 2025

Location: Land to the south of Lower Road Longridge PR3 2YL
Proposal: Proposed new agricultural machinery building.
Grid Ref: 362349 437510

With regard to your consultation letter dated 2 May 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for a proposed new agricultural machinery building at Land to the south of Lower Road Longridge.

Site Access

The LHA are aware that the site has an existing access located off Lower Road, Longridge which is a B Classified Road, the B6243, subject to a national speed limit.

Before the LHA can fully assess whether the access and internal layout complies with the LHAs guidance, the LHA require a detailed site access plan to be submitted. On the drawing, the LHA require the access width alongside swept path analysis showing the largest vehicle expected to access the site, entering and exiting in a forward gear.

It should also be noted that the red edge of the location plan should include the access and connect to the adopted highway as such the location plan should be revised.

The LHA would expect the access to be hard surfaced extending from the adopted highway boundary for a minimum distance of 10m into the site, this shall be appropriately

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paved in tarmacadam, concrete, block paviments, or other hard material to prevent debris from being deposited onto the highway.

To ensure adequate intervisibility between highway users at access a visibility splay set 2.4 metres back from the near edge of the carriageway and extending 214 metres along the nearside carriageway edge in both directions should be provided.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access. The applicant should provide accurate details of the required sight line requirement before determining the application.

Internal Layout

The LHA are aware that no parking or turning plan has been submitted to support the application. Consideration should be given to a formalised turning area for vehicles. A detailed, plotted swept path analysis is required, showing the largest vehicle accessing the site as well as a swept path showing a turning area that is adequate for the types of vehicles which will service the site within the red edge.

Conclusion

In conclusion, the Local Highway Authority (LHA) requires additional information to properly assess the proposed agricultural machinery building at Land to the south of Lower Road, Longridge. Further information is required that includes ensuring the site access is appropriately designed, with clear width specifications, swept path analysis, and visibility splays to promote safe entry and exit. The internal layout must support vehicle movements, including a formalised turning area for the largest vehicles using the site. Addressing these requirements will help ensure the development meets highway safety and operational standards.

If you have any questions regarding my comments please do not hesitate to contact me.

Yours sincerely
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