

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0415
Our ref: 3/2025/0415/HDC/KW
Date: 18 June 2025

Location: Land Adjacent to Ferns Northcote Road Langho BB6 8BG
Proposal: Proposed residential development of eight detached dwelling houses (pursuant to variation of conditions 2 (approved plans) on permission 3/2022/0537 and 3/2024/0115. To allow for repositioning of Plot 7).
Grid Ref: 370717 434576

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No Objection to the variation of condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a variation of conditions 2 (approved plans) on permission 3/2022/0537 and 3/2024/0115. To allow for repositioning of Plot 7) at Land Adjacent to Ferns Northcote Road Langho.

Condition 2

'Unless explicitly required by condition within this consent the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on the following drawings:

- 1:1250 Location Plan 2203-PL-01A Amended 5th August, 2022*
- 1:500 Block Plan 2203-PL-02A Amended 5th August, 2022*
- 1:200 Proposed Site Layout Plan 2203-PL-03K received 12th February, 2024*
- 1:100 Proposed Street Scenes 2203-PL-04F Amended 21st March, 2023*
- 1:100 The Birkdale Plot 5 2203-PL-20B Amended 21st March, 2023*
- 1:100 The Wentworth Plot 3 2118-PL-50B Amended 21st March, 2023*
- 1:100 Dormer Bungalow Plot 8 (attached garage) 2203-PL-40D Amended 21st March, 2023*
- 1:100 The Woburn Plot 7 2203-PL-10 submitted 1st June, 2022*
- 1:100 The Birkdale (Handed) Plots 2, 4 & 6 2203-PL-30 submitted 1st June, 2022*

Lancashire County Council

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



1:100 The Woburn Plot 1 2203-PL-10B Amended 21st March, 2023
1:100 Detached Garage to Plots 1, 3 and 7 2203-PL-06
1:20 Boundary Fencing and Walls 2203-PL-05A Amended 21st March, 2023
1:250 Topographical Land Survey OD.TS.08A
1:200 Landscape Plan 4986 04
1:500 Tree Constraints Plan 4986 01 X submitted 1st June, 2022
1:100 Proposed Visibility Splays 2203-PL-07B Amended 5th August, 2022
1:250 Swept Path Analysis 22009/101/1 submitted 5th August 2022

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the variation of condition 2. The LHA has reviewed the submitted documentation, the new site plan, drawing number CL_01 Rev N alongside the previously agreed site plan drawing Proposed Site Layout Plan 2203-PL-03K and have no objections to the proposal to reposition plot 7 slightly further into the site.

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

Yours sincerely
Kate Walsh
Highway Development Control Technician
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: www.lancashire.gov.uk

