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Your ref: 3/2025/0550  
Our ref: 3/2025/0550/HDC/KW  
Date: 27 August 2025

**Location:** Land to the North of Beech House Alston Lane Longridge PR3 3BN  
**Proposal:** Proposed construction of two holiday cottages with associated parking and amenity areas. Alterations to existing vehicular access (retrospective).  
**Grid Ref:** 361455 433386

Dear Maya Cullen

With regard to your consultation letter dated 1 August 2025, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an 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 subject to the following conditions being stated on any approval.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of two holiday cottages with associated parking and amenity areas. Alterations to existing vehicular access (retrospective) at Land to the North of Beech House Alston Lane Longridge PR3 3BN.

The LHA are aware of the recent planning application for the site which is as follows:

3/2024/1039 - Variation of condition 2 on planning permission 3/2020/0498 for proposed construction of three holiday cottages with associated parking and amenity areas. Refused.

3/2023/0257 - Proposed construction of three holiday cottages with associated parking and amenity areas (variation of condition 2 (plans) of planning permission 3/2020/0498). Refused.

Continued...

3/2022/1133 - Non Material amendment of planning application 3/2020/0498. Proposed change to eaves height to add extra space to attic. Refused.

3/2020/0498 - Proposed construction of three holiday cottages with associated parking and amenity areas. Approved.

### **Site Access**

The site will be accessed via an amended access on to Alston Lane an unclassified road with a national speed limit fronting the site access.

A similar access design was approved as part of planning application 3/2020/0498 and the current scheme can achieve the same sightlines which were previously approved as shown on drawing number 5335 BH01A. This is acceptable to Lancashire County Council's Highways, the applicant will be required to amend the vehicle crossing within the adopted highway which will need to be constructed under a section 171 agreement of the Highways Act 1980.

### **Internal Layout**

The LHA have reviewed the internal layout as well as the parking provisions as shown in drawing number 5335 BH01A titled "Proposed Site Plan" and are aware that the proposal provides a total of 7 off street parking spaces and turning provisions within which in this case is acceptable to the LHA. The site has also retained the previously approved cycle storage. Therefore, the LHA have no objection to the proposal.

### **Conditions**

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.  
**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. Within three months of this permission drop kerbs must be installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site access in accordance with the approved plans.  
**Reason:** In the interests of highway safety and accessibility.
3. Secure cycle storage shall be provided within the development and thereafter be kept available for the use of parking bicycles at all times.  
**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

### **Informative notes:**

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at

highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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