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Your ref: 3/2025/0763
Our ref: 3/2025/0763/HDC/KW
Date: 08 October 2025

Location: Cunliffe House Farm Longsight Road Langho BB6 8AD
Proposal: Approval of details reserved by condition 6 (service management plan), condition 9 (foul and surface drainage), condition 10 (landscaping and boundary treatment), and condition 11 (charging point) of planning permission 3/2023/0410.
Grid Ref: 369260 434212

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 approval of details reserved by condition 6 (service management plan) and condition 11 (charging point) of planning permission 3/2023/0410.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved by condition 6 (service management plan), condition 9 (foul and surface drainage), condition 10 (landscaping and boundary treatment), and condition 11 (charging point) of planning permission 3/2023/0410 at Cunliffe House Farm Longsight Road Langho BB6 8AD. The LHA will not make comments on conditions 9 and 10 as these are not highway-related.

Condition 6

Prior to occupation, a Service Management Plan (SMP) regarding the commercial units shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

Reason: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the approval of details reserved by condition 6 and has reviewed the information provided within the Service Management Plan and notes that the site will be served twice a week using a sprinter size van as well as Contractors visiting once a day, 4 times a week in the same size vehicle.

Condition 11

'Prior to the first occupation of the building hereby approved details of the provision of at least 1no. electric vehicle charging point within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be made available for use prior to the first occupation of the building, and thereafter retained as such.'

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the approval of details reserved by condition 11 and notes that the development is to be fitted with a Hypervolt charger.

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

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