

Our Reference: T4322/DW
Your Reference:

9th September 2024

Mr N Richards
NR Holdings Ltd
Orchard House
Inglewhite Road
Longridge
PR3 2DB

Dear Mr Richards,

The Growing House, Higher Road, Longridge. PR3 2YX
Transport Statement

Further to your recent instruction, I am pleased to provide a Transport Statement to support the planning application for the construction of a new dwelling of 'exceptional design quality' (para. 80e of the NPPF 2023).

Background

The Growing House proposal is a bespoke new dwelling which has been individually designed for the Applicants' needs and their family.

The proposal seeks to enable our clients to live a more sustainable and self-sufficient lifestyle. It is named 'The Growing House' because it is centred on the concept of being a 'growing medium' whereby food can be grown i) in the house (integrated greenhouse); ii) around the house (gardens and orchard); and, iii) on the house (green walls), and also because the landscape (i.e. fruit trees, lichen, mosses and wildflowers) is encouraged to grow on the house walls (using 'bio-receptive concrete') and green roof, as it does on the stone walls within the site and local landscape.

The proposals also afford a potential opportunity to provide public access to the remains of the roman road which crosses the site. Depending on the state of preservation (which the Roman Roads Research Association is currently investigating), it may be possible to excavate and permanently preserve and display a section of the road as a heritage asset which members of the public will be able

to view. If this is possible, there is scope to provide a small visitors car park (up to 4 spaces) adjacent to Higher Road and using an existing field access.

A Location Plan and an Illustrative Site Plan are included at **Annex 1**.

This Transport Statement seeks to assess the transport implications of the proposals.

Existing Site

The 3 ha site lies on the south side of Longridge Fell within the Forest of Bowland AONB. It is located on Higher Road approximately 4 km north east of Longridge town centre and close to the junction with Stoneygate Lane and former Newdrop Inn (see **Figures 1 and 2**). It lies on the south side of Higher Road, from which it is accessed, and consists of two grazing fields divided by a stone wall and enclosed by walls, hedges and woodland lining the valley of Cowley Brook to the west.

The site is crossed diagonally by the known course of the roman road between Ribchester and Carlisle, which may be preserved, and is a non-designated heritage asset.

The site is currently served by two existing agricultural field gates as illustrated in **Images 1 and 2** below directly onto Higher Road.



Image 1: Easterly Field Gate



Image 2: Westerly Field Gate

Higher Road is a single carriageway road in the vicinity of the site subject to the National Speed limit, however, observations made on site indicate that speeds are lower than the speed limit due primarily to existing conditions such as horizontal and vertical alignment of the highway in the vicinity of the site.

A review of the data shown on the LCC MARIO website mapping shows that there have been no reported personal injury accidents on the local highway network in the immediate vicinity of the site. On the wider network there have been just two recorded accidents at the Higher Road/Forty Acre Lane junction in the last 5 years. These both occurred in the May 2021 and were classified as 'serious' and 'slight' injury accidents. This would indicate that there are no inherent road safety issues associated with the local highway network in the vicinity of the site.

It is acknowledged that site is not located within a highly accessible location however, it is noted that in a recent appeal decision in Ribble Valley for a similar development (Further Lane, Mellor – 8/8/24) the Inspector also acknowledged this and concluded that:

“I find that the appeal site is a suitable location for the development proposed, having regard to its location outside of any defined settlement boundaries and the likely reliance on the private car.”

Development Proposals

As noted above, the proposals comprise the construction of a new single dwelling of 'exceptional design quality' within the site. In addition, it is also proposed to provide a small-scale visitor car park (up to 4 spaces) adjacent to Higher Road.

In terms of trip generation, a single dwelling would generally be expected to generate between 6 and 8 two-way trips per day. Similarly, the Roman Road visitor car park is only likely to be used infrequently. Accordingly, it is considered that any impact on highway operation or safety would be negligible.

In terms of access, it is proposed that the dwelling will be accessed via the existing field gate shown at **Image 1** with the car park accessed via the existing field gate illustrated at **Image 2**. Clearly, both accesses will need to be upgraded in order to accommodate their proposed function. However, these upgrades have been kept to a minimum commensurate with their anticipated use and comprise kerbs, surfacing (for a minimum of 5m into the site) and a width of 4.5m to facilitate the passing of two cars.

For a single dwelling in this location, it is considered that visibility splays of 2.0x43m would be appropriate. These splays have also been adopted for the car park access given the low levels of anticipated use of the car park.

The existing hedgerows will either be reduced in height or trimmed back behind the visibility splay in order to maintain these sightlines.

Illustrative layouts for both accesses are included at **Annex 3**.

Construction Vehicles

Given that rural nature of the local highway network and the frequent use by large agricultural vehicles, the highway should be more capable of accommodating the low levels of construction related vehicles anticipated during the construction phase without detriment to highway operation or safety. However, it is confirmed that the applicant would accept a planning condition requiring the submission and approval of a Construction Traffic Management Plan (CTMP) should the LPA/LHA have any concerns in this regard.

Conclusion

It is concluded that, the evidence presented in this statement demonstrates that 'safe and suitable access to the site can be achieved for all users' (NPPF para 110 b.); and that there would not be 'an unacceptable impact on highway safety' or 'severe residual cumulative impacts on the road network.' (NPPF para 111). These are the relevant policy tests with regards to highways and accordingly there

should be no valid highway related reasons why the proposals should not be granted planning consent.

I trust that the above will satisfy your current requirements but please let me know should you require anything further.

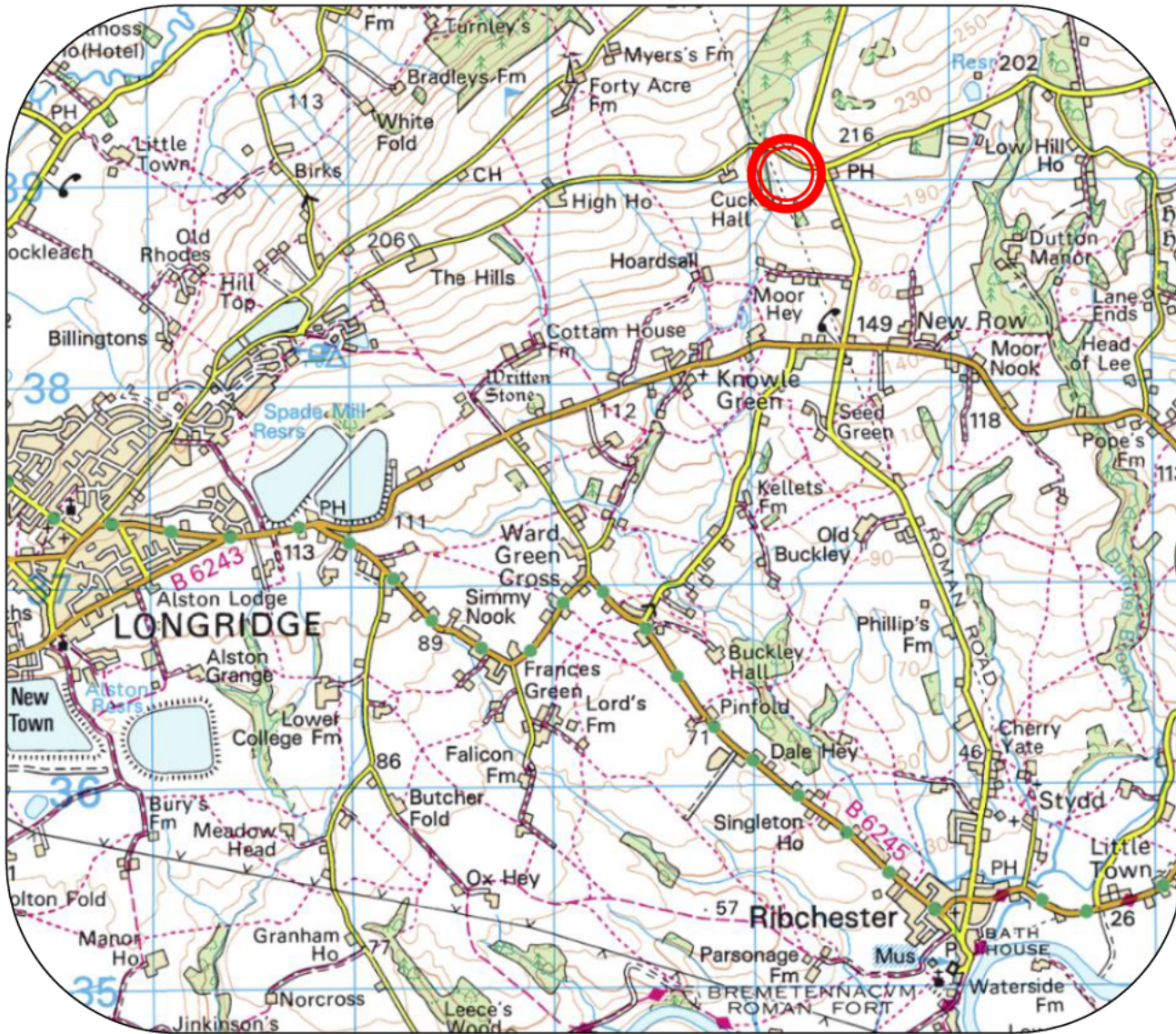
Yours sincerely,



Dave Wallbank,
Director, PSA Design Ltd.

Enclosed Annexes:

- Annex 1 – Site Location Plan and Proposed Site Layout Plan
- Annex 2 – LCC Accident Data
- Annex 3 – Illustrative Access Layouts



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PSA Design
The Old Bank House
6 Berry Lane, Longridge
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Client	NR Holdings Ltd
Job	The Growing House, Higher Rd, Longridge
Title	Site Location Plan (indicative site boundaries shown)

Drawn	HP	Date	September 2021
Checked	DLW	Scale	NTS
Approved	DLW		

Drawing No.	Figure 1
Rev	



Site Location

Client	NR Holdings Ltd
Job	The Growing House, Higher Rd, Longridge
Title	Site Area Plan

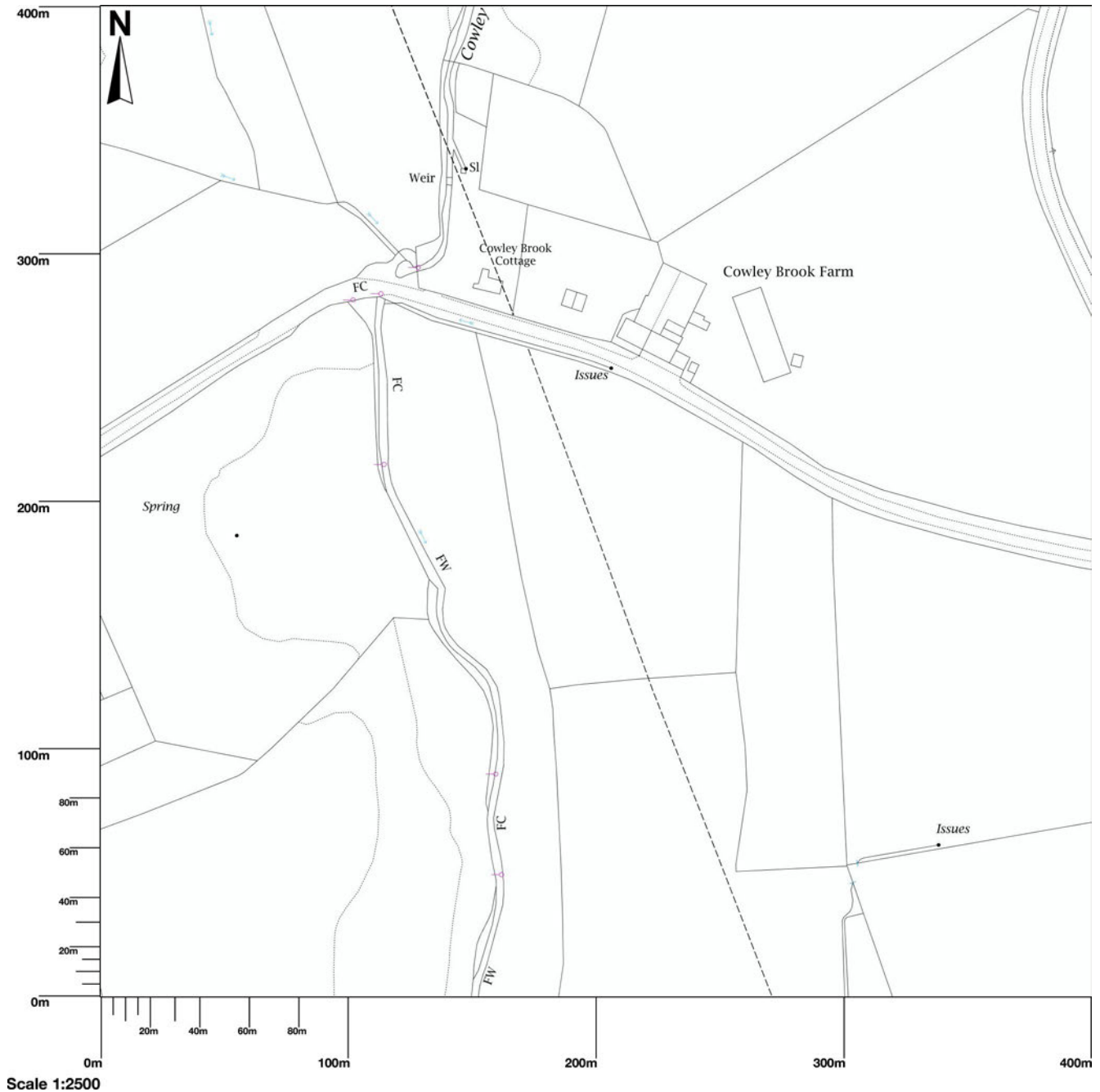
Drawn	HP
Checked	DLW
Approved	DLW

Date	September 2021
Scale	NTS

Drawing No.	Figure 2			
Rev				

Annex 1 – Site Location Plan and Proposed Site Layout Plan

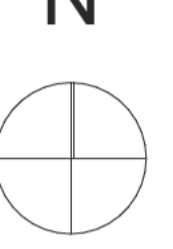
Higher Road, Longridge, Preston, PR3 2YX








notes
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project north



 Potential area for small car parking area for visitors to view roman road

 Course of the roman road. to be verified on site by Roman Road Association

 Location of natural spring. Water to be redirected to the house for irrigation of crops.

 Location of a previously identified stone wall pen.

revisions

Rev	Description	Date	Initials

status Work In Progress

client Mr Neil Richards

project Higher Road, Longridge, Preston, PR3 2YX

drawing title Site Plan as Proposed

revision

drawn by DJC

approved by DJC

paper size A3

project number 20-002

scale 1:500

drawing no:

01003



Existing gate access

Existing gate access to new dwelling

Previous location of a stone walled pen

HIGHER ROAD

B D

F1

F2

F1, F2 & F3 Existing fields (65% of total site area) to be restored to a species rich hay meadow

Agricultural farm track to new dwelling

Driveway Courtyard

Gate access to hay meadow for cutting machinery

Intensive wildflower green roof from seed.

Solar panel array to first floor

Outdoor kitchen

Kitchen garden / allotment.

Stone walled 'pen' to surround residential garden. Outside the pen is restored hay meadow.

Concrete trough. Collects surface water from site. Wild can drink from trough to the south side of the Ha Ha.

Ha Ha to protect the garden / crops from animals

Anticipated course of roman road. Red line denotes centre line. Grey lines denote extents.

Woodland

Strip of land adjacent existing woodland to be rewilded. See landscape drawings for details.

South facing informal lawn area close to the house and social spaces

F3

c

c

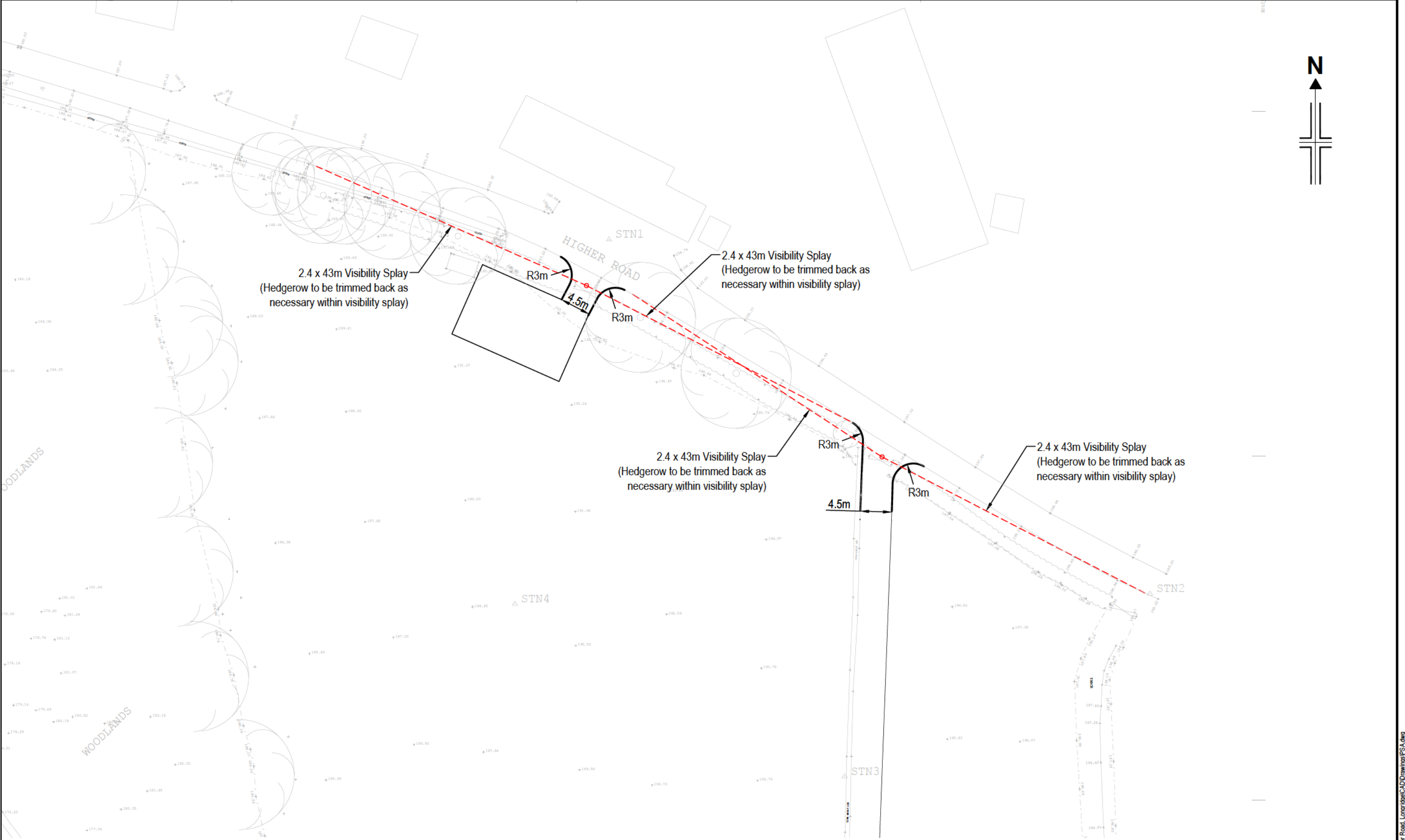
B

D

Annex 2 – LCC Accident Data



Annex 3 – Illustrative Access Layouts



P1	10/09/24	Preliminary for Comment	GS	DLW	GS
REV	DATE	AMENDMENT DETAILS	DRAWN	CHECKED	APPROVED



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Client	NR Holdings Ltd
Job	The Growing House, Higher Road, Longridge. PR3 2YX
Title	Proposed Access and Visibility Drawing

Drawn	GS	Date	Scale	Sheet Size	Drwg No.	Rev.
Check		10/09/24	1:500	A3	H4322-H-01	P1
Appr.						

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