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Your ref: 3/2025/0981
Our ref: 3/2025/0981/HDC/KW
Date: 27 March 2026

Location: Former White Bull Hotel 257 Preston Road Longridge PR3 3BJ
Proposal: Conversion of a Former Public House to provide 3.no Dwellings to include the creation of new access points, landscaping, demolition of single storey rear extensions and erection of new single storey rear extension and window/door alterations and additions.
Grid Ref: 360020 435294

Dear Maya Cullen

With regard to your consultation letter dated 13 March 2026, 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 (LHA) 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 or capacity 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 conversion of a Former Public House to provide 3.no Dwellings to include the creation of new access points, landscaping, demolition of single storey rear extensions and erection of new single storey rear extension and window/door alterations and additions.at the former White Bull Hotel, 257 Preston Road, Longridge.

Site Access

The site currently has two existing accesses onto Preston Road. One access is situated centrally, previously serving access to a disabled bay parking area, and another is situated at the south of the site, which serves the existing car park. Preston Road is a classified road, the B6243, subject to a 30mph speed limit.

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The proposal includes 3 new shared vehicle and pedestrian access points onto Preston Road, with each dwelling having its own access to a parking area. Residential access points must measure at least 3.2m wide to support vehicle and pedestrian movement.

The LHA previously request that visibility splays be provided at each access point using data taken from a 7 day Automatic Traffic Count which was undertaken in 2024. The applicant has provided splays within drawing number 7074 P05, 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 where the visibility splays cross over land which falls within the applicant's ownership. The implementation of a 2m footway fronting the site will also provide additional space to allow vehicle to position themselves in good view of traffic on Preston Road before entering the carriageway in comparison to the current arrangements.

Amendments to the highway will be required to reinstate the existing access point and for footway provisions to be placed along the site frontage. As well as for the creation of 3 new access points in line with the plans provided. This work will be required to be undertaken as part of a Section 278 Agreement with Lancashire County Council.

Highway Improvements

Due to the intensification of pedestrian movement linked with the proposed residential development of the site, the LHA expects that a 2m footway is provided across the frontage of the entire site, including the area within the blue edge. Currently there is limited pedestrian facilities fronting the site. Preston Road is a classified road with large vehicle movement, and as such, segregated provisions will create a safer environment for pedestrians.

As footway provisions on the right end to the south of the site and cannot be tied into existing provisions to the north due to the positioning of neighbouring properties and limited carriageway widths to accommodate a continuous footway, the LHA will require an pedestrian crossing and refuse island to be provided linking the new footway to the existing provisions on the opposite side of the road. The footway and crossing provisions on both sides of the road shall be in line with inclusive mobile guidance and be supported by tactile paving. The footway provisions and crossing point also provides linkage to bus stops situated along Preston Road.

Due to the positioning of the residential access points, the refuse island and crossing points will need to be positioned in such a way so as not to conflict with turning into and out of the residential accesses, this matter will be address at the detailed design stage within the Section 278 process.

The closest northbound and southbound bus stops are located adjacent to and opposite, the site. However, there are localised constraints associated with the location of these bus stops, which prevent any improvements from being made. Therefore, the LHA require these bus stops to be relocated adjacent to and opposite the dwelling named "Rose Villa," were, as a minimum, bus border kerbing should be provided. As such, the LHA will request that the relocation of these bus stops and any highway improvements which improve pedestrian connectivity to and from the site are secured under a Section 278 agreement. The improved bus stop provisions also form part of a condition related to a nearby development at Alston Dairy, which was approved in 2025.

These off-site highway improvement works will require the applicant to enter into a Section 278 Agreement with the Local Highway Authority. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Internal Layout

The LHA understands that each of the proposed 3 dwellings have acceptable off street parking provisions in line with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

Drainage

The proposed hard surfacing should be permeable to allow for natural drainage and surface water from the approved accesses shall be collected within the site and drained to a suitable internal outfall to prevent the discharge of water onto the adopted highway.

Sustainability

The site is positioned within an acceptable walking distance to limited local amenities. Preston Road is also a bus route, with the site in close proximity to bus stops in both directions. These stops are served by the number 1 bus service, providing regular service connections between Longridge and Preston.

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport.

In addition, given the nature of the application, the development is expected to incorporate at least one electric vehicle (EV) charging point per dwelling to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

Conditions and informative notes

1. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. This includes but is not limited to:
 - 2m footway provisions fronting the site on Preston Road
 - A new pedestrian crossing on Preston Road
 - Relocation and upgrade to the bus stops on Preston Road
 - Reinstatement of redundant access
 - New vehicular drop crossings for all dwellings

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 7074 S02E have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

4. The surface water from the approved access shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

5. 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.

6. No use hereby permitted shall commence until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

7. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).

- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

8. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

Informative notes:

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.

- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours sincerely

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