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Your ref: 3/2026/0213
Our ref: 3/2026/0213/HDC/KW
Date: 14 April 2026

Location: Land Adjacent to Ferns Northcote Road Langho BB6 8BG
Proposal: Approval of details reserved by condition 15 (Estate Roads) on planning permission 3/2025/0415.
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 approval of details reserved by condition 15 (Estate Roads) on planning permission 3/2025/0415.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved by 15 (Estate Roads) on planning permission 3/2025/0415 at Land Adjacent to Ferns Northcote Road, Langho.

Condition 4

'Prior to first occupation details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the approval of details reserved by condition 15. The LHA have reviewed the information provided within the Property Management Proposal for The Meadows, Langho document and is satisfied with the information provided.

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

Yours sincerely
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