

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0281
Our ref: 3/2026/0281 – amend
Date: 25 June 2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0281

Proposal: Demolition of existing dwelling and erection of one replacement self-build dwelling with garage and associated garden curtilage, hard and soft landscaping, new access drive off Longsight Rd and the closure of the existing access.

Location: Bridgecroft, Longsight Road, Copster Green BB1 9EX

Lancashire County Council acting as the highway authority provided initial comments dated 13 May 2026 in response to the above application and requested further information. The following amended plans and further information have been submitted:

- Covering letter from Focus Transport Planning ref J000704/APB dated 11.6.26
- Review of visibility (Drawing J000704-VIS101a dated 11.6.26 prepared by Focus Transport Planning)
- Extent of practical visibility from site access (Drawing J000704-VIS102a dated 11.6.26 prepared by Focus Transport Planning)
- Amended Proposed Site Plan (Drawing PL1.01B prepared by Habitat Architecture – contained with the above covering letter)

Site access

The proposed access has been widened to 5m for the first 5m from the back of the footway which should allow two vehicles to pass within the entrance and so prevent a vehicle from having to wait on Longsight Road. The highway authority now considers that the access layout shown on the Amended Proposed Site Plan (Drawing PL1.01B) is acceptable.

Visibility splays

The highway authority considers that the achievable visibility splays shown on Drawings J000704-VIS101a and J000704-VIS102a are acceptable. Whilst the splay to the right when exiting does not achieve the full 120m splay it is an improvement to that currently achievable due to the site access being located more centrally within the plot. Visibility splays are assessed on a case by case basis and, for the reason given, the highway authority accepts the departure from standards in this instance.

Conclusion

To conclude, the highway authority considers that the additional and amended information submitted has satisfactorily addressed the concerns it raised and withdraws its previous objection. However, the construction of the new site access and provision of visibility splays will need to be controlled by condition to ensure that these are provided and maintained in line with the further plans and information submitted. Therefore, if the local planning authority is minded to approve the application the following conditions and informative note should be applied to any formal planning approval granted.

Conditions

1. No part of the development hereby approved shall commence until a scheme for the construction of the amended site access and the off-site highway works has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Works shall include, but not be exclusive to, the construction of the new vehicular access onto Longsight Road to the highway authority's specification, reinstatement of the redundant dropped crossings to footway with full height kerbs, including full height drainage kerbs where necessary, and a street lighting assessment. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
2. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with the scheme approved under Condition 1. 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.
3. No development shall take place, including any works of demolition or clearance, until a Construction Method Statement including site plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) Wheel washing facilities and means of mechanical road sweeping
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii) Details of working hours
 - viii) Timing of deliveries
 - ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

4. Prior to occupation of the approved development visibility splays shall be provided at the new access onto Longsight Road as shown on the approved plans (Drawings J000704-VIS101a and J000704-VIS102a dated 11.6.26 prepared by Focus Transport Planning). Nothing shall be erected, retained, planted and/or allowed to grow at or

above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development. Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

5. The proposed access from the site to shall be constructed to a minimum width of 5m and this width shall be maintained for a minimum distance of 5m measured back from the back edge of the footway. Reason: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.
6. The first 5m of the access measured from the back edge of the footway into the site shall be surfaced in a bound material to be approved by the Local Planning Authority in consultation with the Highway Authority to prevent loose surface material from being carried onto the public highway network where it could pose a hazard to other highway users. Reason: In the interest of highway safety.
7. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the dwelling and shall be kept free from obstructions in perpetuity. Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

Informative note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the new vehicular access to Longsight Road to the highway authority's specification, reinstatement of the redundant dropped crossings to footway to the highway authority's specification with full height kerbs, including full height drainage kerbs where necessary, and a street lighting assessment. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council