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Your ref: 3/2026/0645
Our ref: 3/2026/0645/HDC/KW
Date: 10 September 2026

Location: Land adjacent to 7 Higher Ramsgreave Road Ramsgreave BB1 9DJ
Proposal: Permission in principle for one detached dwelling.
Grid Ref: 366899 431081

Dear Lucy Walker

With regard to your consultation letter dated 1 September 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the permission in principle of the 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 points being addressed as part of any future detailed planning application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a planning in principle application for one detached dwelling at Land adjacent to 7 Higher Ramsgreave Road, Ramsgreave.

Site Access

Whilst limited details have been provided during this stage of the Planning In Principle application, the proposal would require a new access onto Higher Ramsgreave Road to serve as direct access to the site.

Whilst further information will be provided at a technical details stage, should planning approval be granted. The LHA would require an access which is a minimum of 3.2m wide as well as an access that can provide acceptable visibility splays. Given the posted speed limit this would require visibility splays of 2.4 m × 215 m to be provided in both directions.

Alternatively, the LHA may accept a reduction in the visibility splays should the 85th percentile of road traffic speeds be lower than the posted speed limit. This approach would require the applicant to undertake a traffic study to assess traffic speeds. The traffic study would need to be carried out by an approved specialist showing the 85th percentile road traffic speeds in both directions, along with the numbers of vehicles, types of vehicles and

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the speed of vehicles passing the access, with the raw data being made available for review. The traffic study should be conducted over a 1-week period in a neutral month (I.E., April, May, June, September, October). The survey should avoid school holidays, extreme weather, and other anomalies that could skew data.

Submitted visibility splays should be in line with the 85th percentile of road traffic speeds and should be wholly within the land which the applicant controls and/or the adopted highway and 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 which would obstruct the visibility splay of the proposed access.

The access would be required to be surfaced in a bound porous material (not loose stone, gravel or grasscrete) for the first 5m from the highway edge to ensure no debris is transported onto the highway network. Any gates situated at the access shall also be set 5m from the highway edge to ensure vehicles can be clear of the highway before operating any gates.

Parking

Should the application be granted, at the technical details stage, the LHA would expect the proposed development to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA expect private drives to have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to a property and have the minimum dimensions for a standard off-road parking bay, which is 2.4m wide by 5m long. Where the parking bays are adjacent to walls, fences and similar obstructions, it is recommended that the drives have a minimum clear width of 0.6m, to provide additional room to open the doors.

The LHA would also remind the applicant that the recommended minimum internal single garage size to be 6x3m, and this includes integral garages. Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected.

Drainage

The applicant, if permission is granted, will be required to submit a drainage strategy as part of a future application, it is expected that all new access points connecting to the highway maintained at public expense feature drainage at the access point to prevent surface water being discharged onto the network. Consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Sustainable Transport

The LHA are aware that the site's closest bus stops are located within acceptable walking distances on Mellor Lane, serving routes 25 and 25A, providing connections to Blackburn Town Centre and the surrounding area. Given the routes to local amenities, the LHA are of the opinion that the development would have some level of private car reliance.

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 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.

Highways Pre Application Service

We recommend that the applicant discuss the proposed development with the Local Highway Authority before further submissions using the Highways Pre Application Service. The service provides pre-application advice for development proposals. Further information can be found on our website: Pre-planning application highways advice service - Lancashire County Council

Yours sincerely

Kate Walsh

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