

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developer@lancashire.gov.uk

Your ref: 26.0676

Our ref: D3.26.0676

Date: 22nd September 2026

App no: 3.2026.0676

Address: Land adjacent to Daniels Farm Preston Road Longridge

Proposal: Permission in principle application for the erection of upto 4 dwellings.

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2021/1246 - Outline planning application for the erection of two self build dwellings following demolition of existing agricultural buildings (access details applied for only). Refused and appeal reference APP/T2350/W/22/3304074 dismissed.

3/2021/0194 – Prior notification of agricultural building to dwelling house
Change of use of one agricultural building to one dwelling under class Q (a) and (b).
Approved

3/2019/1089 - Prior notification of agricultural building to dwelling house
Change of use of two agricultural buildings to two dwellings under class Q (a) and (b).
Refused.

3/2018/0915 – Outline Application for outline planning permission with some matters reserved for a residential development of 3 dwellings, following demolition of agricultural buildings including access. Refused and appeal reference APP/T2350/W/19/3221621 dismissed.

Principle matters

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to whether this site is acceptable with specific regard to the effect of its location on highway safety and the ability to provide a safe and suitable access.

Location

The site is located within walking distance of the nearest bus stops and a primary school. There are no food convenience stores within walking distance.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

The site is accessed via an unnamed privately maintained access lane which serves Alston Fold Farm. The access is located directly off Preston Road which is a B classified road subject to a 30mph speed limit.

A 7 day Automatic Traffic Count was undertaken in 2024 to assess speeds along Preston Road. The observed 85th percentile speeds were recorded at 37.2mph northbound and 39.1mph southbound, which require splays of 2.4m by 56m northbound and 61m southbound. These splays are achievable at the existing site access arrangement.

The Highway Authority considers that improvements are required to the existing highway infrastructure to accommodate pedestrian movements on Preston Road to the nearby bus stops. These improvements include the relocation of bus stops and provision of a central pedestrian island to improve safety for pedestrians crossing Preston Road.

PROW

The access lane carries public footpath 3-2-FP108 which runs along the verge. The Public Footpaths 3-2-FP107 and 8 run through the site and are obstructed by the plots shown on the indicative site layout.

Either the plot layout must be amended at stage 2 or a footpath diversion order must be made by the applicant.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection to the principle of development and advises that mitigation measures should be secured for highway safety to protect pedestrians on the network and to amend the plot layout to ensure no obstruction to the public footpath occurs at stage 2.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

