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Your ref: 3/2026/0615
Our ref: 3/2026/0615/HDC/KW
Date: 18 November 2026

Location: Beacon Fell View Caravan Park Higher Road Longridge PR3 2TF
Proposal: Proposed extensions/alterations to the existing leisure building to include the erection of first floor extension, erection of 2 no. single storey front extensions and changes to external materials.
Grid Ref: 361577 438114

Dear Maya Cullen

With regard to your consultation letter dated 26 October 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information
Lancashire County Council, acting as the Local Highway Authority (LHA), does not consider that the application, as submitted, fully assesses the highway impacts of the proposed development. Further information is therefore required, as set out in this response.

Advice to Local Planning Authority

Introduction
The Local Highway Authority (LHA) are in receipt of an application for the proposed extensions/alterations to the existing leisure building to include the erection of first floor extension, erection of 2 no. single storey front extensions and changes to external materials.

The LHA are aware of the recent planning application history for the site, which is as follows:

3//2025/0462 - Proposed conversion of existing workshop to holiday cottage associated with Beacon Fell View Caravan Park. Proposed works to include creation of first floor and balcony, alterations to roof and insertion of new windows.

3/2024/0637 - Proposed improvements and addition of entrance features at two vehicular entrances off Higher Road. Involving new walls, gates, water features, sign boards, pedestrian access to visitor centre, and associated hard and soft landscaping.

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Site Access
The site will be accessed via an existing established access onto Higher Road, an unclassified road with a speed limit of 60 mph fronting the site access.

Proposal
The leisure building currently serves as the main clubhouse and amenity hub for the established holiday park. The proposal will result in internal remodelling and a first-floor extension. The upgraded building would provide enhanced leisure, hospitality and sales facilities, including a new first-floor bar, restaurant and function space, to improve business diversification and improve the efficiency of the building.

Parking
It is understood that the leisure building does have 20 parking spaces situated to the South and West side of the building. Those spaces are shared between the multiple uses within the leisure building, including the pool and gym, games/arcade area, the sales area, the function room and the restaurant and bar areas. There are also staff areas such as office space and kitchen areas.

When considering the total customer floor area across the pool, gym, games room, bar and restaurant space (not including changing, toilet, sales or staff areas), these building uses have collectively approximately 1,017 square metres of customer floor space. When considering this against the parking standards applied for such uses across Lancashire, this would require considerably more than the available parking provided on site currently.

Whilst it is understood that some customers will utilise the parking provided within their accommodation on site, there is still likely to be some demand at the parking area for the leisure building.

As such, there are concerns that the function room could be used for private events attended by visitors who are not staying on site. This would likely increase parking demand beyond that associated with the holiday park and place additional pressure on the existing parking areas.

Given the function room has an approximate customer floor area of 204.01 sq. m, parking standards for this use commonly applied across Lancashire, of 1 parking space per 22 sq. m, indicate a requirement for approximately 10 parking spaces to serve this use. The Local Highway Authority therefore considers that 10 additional parking spaces should be made available to accommodate the likely increase in demand arising from the use of the function room and to ensure that parking associated with the development can be accommodated within the site.

Conclusion
Given the scale of the proposal and the parking standards commonly applied across Lancashire, the Local Highway Authority considers that the development has the potential to generate a requirement for approximately 10 additional parking spaces. The applicant should identify additional parking provision to serve the proposal and prevent overspill parking and associated highway safety concerns.

Yours sincerely
Kate Walsh

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