Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2026/0510
Our ref: 3/2026/0510/HDC/KW
Date: 18 November 2026

Location: Land to the south of Ivy Farm Lower Road Longridge PR3 2YL
Proposal: Proposed erection of steel portal framed farm building, hardstanding and work to existing access.
Grid Ref: 362349 437510

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is 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 erection of steel portal framed farm building, hardstanding and work to existing access.

Site Access
The LHA are aware that the site has an existing access located off Lower Road, Longridge, which is a B classified road, the B6243, subject to a national speed limit. The proposal includes formation of a new access point replacing the existing field gate and open access area adjacent to Lower Road.

To ensure that the access is appropriate for proposed use, the LHA requires swept path analysis showing the largest vehicle expected to access the site, entering and exiting in a forward gear.

The LHA would expect the access to be hard surfaced extending from the highway boundary for a minimum distance of 10m into the site; this shall be appropriately paved in tarmacadam, concrete or other hard material to prevent debris from being deposited onto the highway.

Continued…

Visibility splays have been provided within drawing number 556/203. However, the splays do appear to cross third-party land and have not been correctly drawn.

The visibility splay 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.

Alternatively, the applicant could undertake a traffic survey, which may show that the 85th percentile of traffic passing the access is lower than the posted speed limit, which would allow for a reduced visibility splay. 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 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.

Internal Layout
The LHA are aware that no turning plan has been submitted to support the application. Consideration should be given to a formalised turning area to ensure larger vehicles are not manoeuvring directly adjacent to the access. A detailed swept path analysis is required, showing the largest vehicle accessing the site turning within.

Conclusion
In conclusion, the Local Highway Authority requires additional information to properly assess the proposed agricultural building. Further information is required to ensure the site access is appropriately designed for its proposed use using swept path analysis and visibility splays to promote safe entry and exit. The internal layout must support vehicle movements, including a formalised turning area for the largest vehicles using the site. Addressing these requirements will help ensure the development meets highway safety and operational standards.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: http://www.lancashire.gov.uk