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

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

Your ref: 3/2026/0700
Our ref: 3/2026/0700/HDC/KW
Date: 10 November 2026

Location: Lower Fold Stables, Northcote Road, Langho, BB6 8BE
Proposal: Proposed erection of 1No. rural workers self-build dwelling, extension to existing building for hay store, erection of stables, treatment room and machinery store, access track and landscaping.
Grid Ref: 370465 435125

Dear Lucy Walker

With regard to your consultation letter dated 22 October 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed 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 conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of 1No. rural workers self-build dwelling, extension to existing building for hay store, erection of stables, treatment room and machinery store, access track and landscaping.

The LHA is aware of a previous application for the site which is application 3/2025/0171 for a change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis).

Site Access

The LHA understands that the site has an existing access from Northcote Road which is a C classified road subject to a national speed limit. The LHA is aware that no proposed changes are proposed for the access. The access was considered as part of the previous application and the LHA is of the opinion that the proposal will not significantly increase use of the access.

Continued…

Internal Layout
The LHA have reviewed drawing number 6925 P03C titled Overall Site Plan and Drainage Strategy. The dwelling complies with the parking standards providing 2 off street parking spaces for a two bedroom dwelling. There is also room to turn within the site, allowing for ingress and egress in a forward gear, which is a current requirement for classified roads.

The proposal also includes the addition of two isolation stables and a treatment stable which provide a separate location than the main stables considered acceptable by the LHA under application 3/2025/0171. As well as a machine store and hey storage building which are likely to be linked to the existing operations for the site. As such the LHA is of the opinion that the proposal is not likely to increase vehicle movements to and from the site than already exists given its current operations.

The parking and manoeuvring areas will remain similar to those considered acceptable by the LHA under application 3/2025/0171, staffing numbers will slightly increase as stated with the application form. However the proposal will provide onsite accommodation for at least one member of staff and as such parking for this staff member will be provided within the dwellings parking spaces.

Sustainability
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. It is noted within the design and access statement that electric vehicle (EV) charging point will be installed on site to encourage the use of low-emission transport and support future occupant needs.

Conditions
If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative notes are appended to the decision notice:

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

    - 24 Hour emergency contact number.
    - Details of the parking of vehicles of site operatives and visitors.
    - Details of loading and unloading of plant and materials.
    - Arrangements for turning of vehicles within the site.
    - Measures to protect vulnerable road users (pedestrians and cyclists).
    - Wheel washing facilities.

- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.
Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. No building hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority. The car parking spaces and manoeuvring areas shall thereafter be always kept free of obstruction and available for the parking cars.
   Reason: To allow for the effective use of the parking areas.

3. Prior to the first occupation of the development, a minimum of two covered and secure cycle parking spaces shall be provided within the site. The cycle parking facilities shall thereafter be retained and made available for cycle parking at all times.
   Reason: To ensure the development provides appropriate facilities to encourage and support travel by sustainable modes of transport, in the interests of promoting sustainable development.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.

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