Ribble Valley Borough Council
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Your ref: 3/2026/0787
Our ref: 3/2026/0787/HDC/KW
Date: 18 November 2026

Location: Hollin Hall Farm Whalley Old Road Billington BB7 9JF
Proposal: Proposed demolition of ancillary outbuildings to the side of the house and erection of single and two-storey extension to side.
Grid Ref: 371885 434607

Dear Emily Pickup

With regard to your consultation letter dated 28 October 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of ancillary outbuildings to the side of the house and erection of single and two-storey extension to side.

The site has an existing access onto a private access track. The private access track meets the highway maintained at public expense at an existing junction with Whalley Old Road, the C545, a C classified road subject to a national speed limit. The private access track also serves a Public Right of Way, FP0306026.

The LHA have reviewed drawing number 7116 - 06 Rev A, titled Existing and Proposed Site Plan and are aware that no changes will be made to the existing parking arrangement. There is also no increase in the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

The National Planning Policy Framework (NPPF) states that 'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable

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impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.' (Paragraph TR6 (4)).

Yours sincerely

Kate Walsh
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