

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/0690  
Our ref Robert Gregg  
Date 15<sup>th</sup> August 2019

Dear Harriet

Application no: **3/2019/0690**

Address: **Land adjacent to Elmridge Barn Elmridge Lane Chipping PR3 2NY**

Proposal: **Erection of a multi-functional barn for equestrian and agricultural use and equestrian arena with associated external lighting**

I have viewed the plans and submitted documents and I have the following comments to make:

### **Summary**

#### **No objection in principle subject to matters being addressed.**

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

### **Access**

Access to the proposal is via an existing access point onto Elmridge Lane, an unclassified adopted highway, Road number U5204. Elmridge Lane is subject to the national speed limit and due to the nature of the road, and the works proposed to be carried out with regards to the earthworks, the applicant will be required to demonstrate a provision of wheel washing facilities and measures to control the emissions of dirt and dust during construction.

### **External lighting**

The proposal includes the construction of a 60m by 20m full dressage arena with associated external lighting. However, in accordance with the Planning and Design Statement, it is proposed that the ménage will be illuminated by six pole mounted LED lighting units, each of approximately 100 LUX. However when considering a ménage

---

#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

would require an overall average light level of 100lux, an Iso-lux contour drawing would be required which would demonstrate how the proposed external lighting associated with the ménage would not be detrimental to highway safety.

### **Conclusion**

The Local Highway Authority will require further clarification with regards to the associated external lighting, a provision of wheel washing facilities and measures to control the emissions of dirt and dust during construction.

However, should your council be minded to approve the application then I would request that the following condition is attached to any permission that may be granted.

### **Condition**

1. Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway. **Reason:** To avoid glare, dazzle or distraction to passing motorists.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

**Robert Gregg**  
Development Support Technician  
Highways and Transport  
Lancashire County Council  
T: 01282 470840  
M: 07976316464  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)