

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

Phone: 0300 123 6780  
Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2025/0068  
Our ref: 3/2025/0068/HDC/KW  
Date: 12 March 2025

**Location:** NJS Rehabilitation Cow Ark Equestrian Centre Whitewell Road Cow Ark BB7 3DG  
**Proposal:** Proposed construction of a two-bedroom rural workers' self-build dwelling, new access track, package treatment unit and solar panels on existing stables building.  
**Grid Ref:** 366470 443676

Dear Ben Taylor

With regard to your consultation letter dated 26 February 2025, 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 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, capacity or amenity 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 construction of a two-bedroom rural workers' self-build dwelling, new access track, package treatment unit and solar panels on the existing stables building at NJS Rehabilitation Cow Ark Equestrian Centre, Whitewell Road, Cow Ark, BB7 3DG.

#### **Site Access**

The development will utilise an existing access located on Whitewell Road. The private access track to the development site is shared with other dwellings and is single vehicle width and would benefit from passing places however the access can support dual ingress and egress. As the proposal is for a rural workers' dwelling it is not expected to significantly increase traffic volumes at the access or along the private access track.

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**Internal Layout**

The LHA have reviewed drawing number 7114 P02 titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site allowing ingress and egress in a forward gear. Therefore, the LHA have no objection to the proposal.

**Sustainability**

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

**Condition**

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.  
**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.  
**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours sincerely

Kate Walsh  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council  
T: 01772 533235  
W: <http://www.lancashire.gov.uk>