

Ribble Valley Borough Council  
Planning Section  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2024/0301  
Our ref: D3/2024/0301  
Date: 22 July 2024

**For the attention of Emily Pickup**

**Planning Application No: 3/2024/0301**

**Grid Ref:** 376819 453720

**Proposal:** Proposed change of use of agricultural land to equestrian and construction of outdoor riding arena 20m x 40m for private use.

**Location:** Moorstones Barn, Knotts Lane, Bolton by Bowland BD23 4SJ

Having reviewed the documents submitted, 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 comments being noted and condition applied to any formal planning approval.

**Proposal**

The proposal is for the change of use of agricultural land to equestrian use and the construction of an outdoor riding arena for private use.

The applicant has indicated in the submitted Design & Access Statement that the riding arena would be for private use only. This would lead to a reduction in the number of larger vehicles on Knotts Lane as they would not have to transport their horses to other off-site facilities.

The highway authority recommends that the use of the riding arena is controlled by condition to be for private use only to ensure that the development does not generate additional traffic movements.

The following condition should be applied to any formal planning approval granted.

**Condition**

The outdoor riding arena hereby approved shall be used solely for horses owned or leased by the owner of the site, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time. Reason: In the interest of highway safety.

Janet Simpson  
Assistant Engineer  
Highways and Transport  
Lancashire County Council

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD

