

Ribble Valley Borough Council
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Your ref: 3/2024/1021
Our ref: 3/2024/1021/HDC/KW
Date: 11 April 2025

Location: Land adjacent to Snodworth Snodworth Road Langho BB6 8DS
Proposal: Proposed stables, outbuilding and hard standing.
Grid Ref: 370560 433177

Dear Maya Cullen

With regard to your consultation letter dated 25 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

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 near the site subject to the following condition 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 stables, outbuilding and hard standing at Land adjacent to Snodworth, Snodworth Road, Langho, BB6 8DS.

Site Access

The site will be accessed via an existing access onto Snodworth Road, which is an unclassified road, subject to a 30mph speed limit.

The agent has provided further information to advise that the site will remain in sole use of the applicant and will not be used for commercial purposes. The applicant also lives close to the site as such vehicle trip rates to and from the site is likely to be low.

Internal Layout

A private internal track will lead to the site and there is acceptable turning provisions close to the access, which will enable ingress and egress in a forward gear. This is acceptable to the LHA given the nature of the site.

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Condition

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition be appended to the decision notice:

1. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Snodworth, Snodworth Road, Langho, BB6 8DS only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety.

Yours sincerely

Kate Walsh

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