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Your ref: 3/2025/0067  
Our ref: 3/2025/0067/HDC/KW  
Date: 11 February 2026

**Location:** Shaw House Farm Clitheroe Road Whalley BB7 9AD  
**Proposal:** Change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment.  
**Grid Ref:** 373209 437322

Dear Lucy Walker

With regard to your consultation letter dated 21 January 2026, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment at Shaw House Farm, Clitheroe Road, Whalley.

The LHA are aware of the historical planning application for the site which is as follows:

3/2021/0055 - Retrospective change of use from Storage and Distribution (B8) to Plant Nursery (Sui Generis)

3/2018/0143 - Change of use from agricultural to B8 storage and distribution.

3/2016/0404 - Retention of unauthorised use of former agricultural building as a stables for personal and livery use, and associated horse turnout area.

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**Site Access**

The site will be accessed via an existing access onto Clitheroe Road, classified as the C549, with a speed limit of 40 mph fronting the site access. The access leads to a private access track, which is approximately 420m in length to the car parking facilities.

It is understood that the track can accommodate two-way vehicle movement for the first 40m from the access, then reduces to mostly single vehicle width for approximately 170m until it reaches the Shaw Farm Complex where two way movement can take place. The site would benefit from a passing place along the single track section.

It is understood that a number of businesses operate from the site, taking into account previously approved applications.

**Internal Layout**

The LHA have reviewed drawing number 5563 P02C titled "Proposed Site Plan" and are aware that one parking space and turning provisions are provided within an existing hardstanding area.

However, the LHA requires further information to understand if this is an appropriate level of parking.

**Operating statement**

The LHA requests that the application provide an operating statement to further clarify how the site will operate. The wording within the consultation letter suggests that the site will operate as an exercise field, however the use of a collection and drop off service is generally linked to dog day care facilities. Although the application form suggests that there would be no members of staff on site. The applicant is required to therefore provide a clear understanding of how the site will operate by providing a detailed operating statement in order for the LHA to understand the traffic impacts related to the site.

**Public Right of Way**

Please note that there are Public Rights of Way's (FP0345010) which runs along the private access track to the site, which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

**Conclusion**

Following the submission of further information in the form of an operating statement, the LHA will be in a better position to fully assess the application.

Yours sincerely  
Kate Walsh

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