

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: 3/2025/0153  
Our ref: 3/2025/0153/HDC/KW  
Date: 18 March 2025

**Location:** Land rear of 8-9 Stoneygate Lane Ribchester PR3 2ZS  
**Proposal:** Proposed stables and manege including tree planting to comply with BNG.  
**Grid Ref:** 364579 437652

Dear Maya Cullen

With regard to your consultation letter dated 12 March 2025, 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. Without this information the Local Highway Authority is unable to provide final highway advice on this application

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed stables and manege including tree planting to comply with BNG at Land rear of 8-9 Stoneygate Lane, Ribchester.

#### **Site Access**

The site will be accessed via an existing access onto Stoneygate Lane, which is an classified road, the C558, subject to a national speed limit. The access also serves to a number of agricultural fields, off road parking provisions and Stoneygate Holiday Centre.

However, the Applicant has failed to provide the LHA with a detailed scaled access drawing. The Applicant will need to provide a scaled drawing of the access should the proposal intensify the use of the access. This will be determined through the LHA requesting the Applicant to submit an Operational Statement, stating whether the proposal will be used for commercial or domestic purposes.

Continued...

The access is currently in poor condition and would benefit from resurfacing as such the LHA may request access improvement works pending further information from the applicant.

**Trip Generation**

Should the Applicant clarify, via an Operational Statement, that the proposal will be used commercially, the LHA will require details comparing the existing and proposed vehicular demand to the site and the additional trips the proposal will generate.

**Internal Layout**

The Applicant has failed to provide a Parking Layout drawing showing that parking can be accommodated on-site. However, a swept path analysis shows that a 3.5-ton ridge body vehicle can turn within the site.

The LHA require a drawing to be submitted by the Applicant showing the Parking Layout of the site, should the Applicant state in their Operational Statement that the proposal will be used commercially. This is so the LHA can determine that the site has adequate parking and will not conflict with the turning provisions shown.

**Conclusion**

The LHA require an Operational Statement from the Applicant stating whether the site will be used for domestic or commercial purposes. Should the information be submitted, the LHA will be in a better position to fully assess the application.

Yours sincerely

Kate Walsh

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