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Your ref: 3/2025/0171
Our ref: 3/2025/0171/HDC/KW
Date: 03 April 2025

Location: Lower Fold Stables Northcote Road Langho BB6 8BE
Proposal: Change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis).
Grid Ref: 370347 435751

Dear Kathryn Hughes

With regard to your consultation letter dated 27 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis) at Lower Fold Stables Northcote Road Langho BB6 8BE at The Barn at The Hanning, Dunsop Road, Newton in Bowland.

Site Access

The LHA understands that the site has an existing access from Northcote Road which is a C classified road subject to a national speed limit.

As the proposal will make the site fully commercial, the LHA require a scaled access drawing to review whether the access is suitable for the intensification of use. Should the access be deemed unsuitable, the LHA could require the Applicant to make access improvements to the site.

The current access is gated, however, the LHA would look for gates to be set back enough to allow a horsebox or a car and trailer to enter the site before operating the gates as such the gates should be set back at least 10m from the carriageway edge.

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A swept path analysis should be provided showing that the access can accommodate two-way ingress and egress for horse box's and/or vehicles with trailers, which would be expected to visit the site.

Operating Statement and Trip Generation

The LHA also require further information in the guise of an Operation Statement regarding the expected trips per day generated to the stables following the change of use to a commercial site. The LHA will require details comparing the existing and proposed vehicular demand to the site and the additional trips the proposal will generate.

In the Operation Statement, along with the expected number of trips the proposal is likely to generate. The proposed plan shows 9 stables will be retained as part of the development, the applicant should detail if the facilities of the site will only be used for the horses staying in one of the 9 stables on site or will it be used for further commercial purposes or for horses which are not boarded at the site? Should this be the case, the use of the facilities shall be by appointment only and if so, how many appointments are expected per day?

The applicant also details that the site will have 2 full time members of staff as well as 5 part time staff members, the applicant should detail the shift patterns of the part time staff members so the LHA can determine how many parking spaces should be retained for staff and what parking provisions will be available for anyone else visiting the site who may be using the facilities for appointments or visiting horses staying on site.

Following the submission of an Operations Statement, the LHA will be in a better position to fully assess the application.

Internal Layout

The Applicant is also required to provide a Parking Layout drawing showing that parking and turning can be accommodated on-site. The LHA require this information to ensure that the site has an adequate level of parking available at the site and also to ensure the width of the access track is adequate for the potential intensification of use.

Swept path analysis should also show that vehicles entering the site can turn around and leave in a forward gear without any interference with the parking provisions within the site.

Conclusion

In conclusion the LHA require a scaled access drawing including swept path analysis, and improvements such as gate setbacks and access adjustments to handle intensified site usage. A comprehensive report detailing expected trip frequency, the commercial scope of services and staff shift patterns to evaluate vehicular and parking requirements and a parking layout plan with a swept path analysis to demonstrate that the site accommodates adequate parking and turning. By addressing these points, the applicant can assist the LHA in conducting a thorough review and determining the proposal.

Yours sincerely

Kate Walsh

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