

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0475
Our ref: 3/2025/0475/HDC/KW
Date: 20 August 2025

Location: Holme Farm Cottage Burtholm Lane Chipping PR3 2RD
Proposal: Use of children's home for three children with up to four staff.
Grid Ref: 362453 444078

Dear Maya Cullen

With regard to your consultation letter dated 8 August 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 (LHA) 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

The Local Highway Authority (LHA) are in receipt of an application for the proposed Use of children's home for three children with up to four staff at Holme Farm Cottage, Burtholm Lane, Chipping.

The LHA are aware of the relevant planning application for the site application reference 3/2016/0489 for a change of use from residential dwelling (C3) to children's home for up to 3 children with 2 staff (C3) which was approved by the Local Planning Authority (LPA) on 23 August 2016.

The LHA have reviewed the Location Plan and are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

Lancashire County Council Commissioner has provided advice on the potential traffic generation at a children's home, which is 1 vehicle per staff, plus 1 vehicle for the home, plus 1 vehicle for the manager, plus any external agencies which may visit the house. Given the above information, the LHA would look for a total of 7 parking spaces provided within the site. Currently, there is a shortfall of 3 parking spaces as shown on the site plan, as such, the applicant should reconsider the parking provisions and provide a revised plan showing an increase in parking provisions.

Continued...

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: <http://www.lancashire.gov.uk>