

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0606
Our ref: 3/2025/0606/HDC/KW
Date: 18 September 2025

Location: Eatoughs Farm Fleet Street Lane Ribchester PR3 3XE
Proposal: Proposed riding arena, stables, store room, hard standing and access.
Grid Ref: 362848 435755

Dear Maya Cullen

With regard to your consultation letter dated 28 August 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

Development Control Section of Lancashire County Council 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 in the immediate vicinity of the site subject to the following condition being stated on any approval.

Advice to Local Planning Authority

The Development Control Section of Lancashire County Council are in receipt of an application for a proposed riding arena, stables, store room, hard standing and access at Eatoughs Farm Fleet Street Lane Ribchester.

The LHA understands that the site utilises an existing access from a private access track, which is accessed from Fleet Street Lane, an unclassified road, subject to a 60mph speed limit. The LHA are aware that the private access track also serves Public Right of Way's FP0335038 and FP0335037.

Please note that there are Public Rights of Way, FP0335035, through the application site which must not be obstructed during the proposed development. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant must contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begins.

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

Continued...

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition and informative note 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 Eatoughs Farm, Fleet Street Lane, Ribchester, PR3 3XE 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.

Informative note:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal.

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>