

Development Control
Ribbles Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 2026/0615
Our ref D3/2026/0615
Date 20th March 2026

Dear Sirs

Application no: 2026/0615

Address: Rowan Bank Skipton Road Gisburn BD23 3JT

Proposal: Regularisation of unauthorised change of use of agricultural land to caravan site with five caravan pitches, one changeover pitch, amenities block, waste and recycling area and chemical toilet disposal point. Proposed construction of four additional caravan pitches within existing site and extension of existing site to accommodate six additional caravan pitches.

With respect to this application Lancashire County Council Development Control team would not wish to object to the proposals.

The National Planning Policy Framework (NPPF) states that "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*" (Paragraph 116). My detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highway Development Control Officer

Highways Network Management
Highways and Transport
Lancashire County Council

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

