

[REDACTED]

From: Stephen Kilmartin
Sent: 20 November 2025 12:29
To: [REDACTED]
Subject: FW: 3/2025/0667 and 3/2025/0668 - Alder House Holden Lane Bolton by Bowland BB7 4LZ

[REDACTED]

Can we upload this to 2025/0668 as the LCC Highways response [REDACTED]

[REDACTED]

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

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

Tel: [REDACTED]

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From: Walsh, Kathryn [REDACTED]
Sent: 27 October 2025 15:43
To: Stephen Kilmartin [REDACTED]
Subject: RE: 3/2025/0667 and 3/2025/0668 - Alder House Holden Lane Bolton by Bowland BB7 4LZ

[REDACTED]

Hello,

Sorry to come back to you, I would need the same information on parking provisions for application 3/2025/0668, too. The location plans for both the proposals (25/0668 and 25/0667) also do not include the access track within the red edge, which needs to be included up to the adopted highway line. Given that these proposals will result in an increase in dwellings along the private access track, please can a detailed site access plan for the junction with Holden Lane be provided along with a detailed access track drawing, showing any existing passing places along its length.

Further information required for both applications would therefore be:

A detailed parking plan showing at least 3 parking spaces, measured 2.4m wide and 5m long. Where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided and if the driveway/parking area has shared pedestrian access an additional 0.8m should be provided.

Clear turning provisions, given the need to enter and exit in a forward gear to ensure there is no reversing on Holden Lane and remove any conflict on the private access track.

An amended location plan including the access track up to where it meets the adopted highway.

A detailed drawing of the access track, showing the width and any existing passing places along its length to ensure minimal conflict on the private track and prevent any reversing back to the access point with Holden lane.

A detailed site access drawing – to ensure it is an appropriate width and length to support access to 3 dwellings and remove any conflict occurring on Holden Lane.

Kind regards,

Kate Walsh
Assistant Engineer
Highways and Transport
Lancashire County Council
T: [REDACTED]
W: <http://www.lancashire.gov.uk>



From: Walsh, Kathryn
Sent: 27 October 2025 14:59
To: Stephen Kilmartin <[REDACTED]>
Subject: 3/2025/0667 - Alder House Holden Lane Bolton by Bowland BB7 4LZ

Hello Stephen

I have been reviewing application 3/2025/0667. Please may you ask the applicant to provide a parking plan showing at least 3 off-street parking spaces. Looking at the previous application for the wider site, planning app 3/2024/0974, it isn't clear where the existing farmhouse parking provisions are, so some clarity on this would be helpful too.

Kind regards,

Kate Walsh
Assistant Engineer
Highways and Transport
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