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Your ref: 3/2025/0686  
Our ref: 3/2025/0686/HDC/KW  
Date: 10 October 2025

**Location:** Land on the east side of Hole House Lane Tosside Skipton BB7 4TS  
**Proposal:** Proposed change of use of land from agriculture to mixed use agriculture and retail (siting of a food truck) with associated parking.  
**Grid Ref:** 374580 454888

Dear Ben Taylor

With regard to your consultation letter dated 29 September 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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of land from agriculture to mixed use agriculture and retail (siting of a food truck) with associated parking at Land on the east side of Hole House Lane, Tosside, Skipton.

The LHA are aware of the recent planning application for the site application reference 3/2025/0215 for a certificate of lawful development for existing hardstanding and vehicular access early this year.

#### **Site Access**

The site will be an existing access on to Hole House Lane which is classified as C592 with a national speed limit of fronting the site access.

There are also concerns regarding the access point due to surrounding vegetation limiting visibility. The proposal will see an intensification of the use of the access and the proposal will generate more car movements where drivers will not have the same clearance over vegetation/obstructions as the existing agricultural vehicles using the access. The LHA

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therefore request that the applicant provide a visibility splay drawing to ensure adequate intervisibility between highway users at the access.

Given the curvature of the road, the applicant may be unable to achieve visibility splays in line with the posted speed limit. When considering the rural nature of the site, the lack of footways, the width of Hole House Lane and the natural curvature in the road, vehicle speeds are unlikely to reach the posted speed limits. As such the LHA would request that the applicant provide the maximum visibility splay achievable over land in which they control and the adopted highway.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the access.

The applicant should provide accurate details of the access visibility splay, before determining the application.

There are also concerns regarding the current condition of the site access, to ensure loose gravel and debris are not dragged onto the adopted highway, the site access shall be appropriately paved in tarmac, concrete, block pavements, or other hard material for at least 5m into the site.

### **Internal Layout**

The LHA have reviewed drawing number 001 - C644 – 4 containing the Proposed Site Plan and are aware that the site will provide 6 off street parking spaces, which is acceptable. The site would benefit from marked out parking bays and a defined turning area to control parking and turning within the site, this should be clearly shown on an amended plan.

When considering the location of the proposal, it is likely to be used by those already passing the site, such as visitors to Gisburn Forest as such, the LHA does not expect the site to significantly increase vehicle movements on the surrounding network.

### **Sustainability**

Given the site's distant location from local amenities and facilities, including public transport, there would be a reliance on the use of private motor vehicles.

### **Conclusion**

The LHA has identified several areas requiring further clarification and improvement before the planning application can be fully assessed. Concerns include visibility at the site access, appropriate surfacing and enhancements to the internal layout for safe and efficient vehicle movement.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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