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Your ref: 3/2025/0754  
Our ref: 3/2025/0754/HDC/KW  
Date: 11 November 2025

**Location:** Unit B Bee Mill Preston Road Ribchester Lancashire PR3 3XL  
**Proposal:** Proposed change of use from Class E to Class B2 for peanut butter production.  
**Grid Ref:** 364839 435365

Dear Maya Cullen

With regard to your consultation letter dated 3 November 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 from Class E to Class B2 for peanut butter production at Unit B, Bee Mill, Preston Road, Ribchester, Lancashire.

#### **Site Access**

The site will be accessed via existing access points on to Preston Road which is classified as the B6245 and subject to a 20mph speed limit fronting the site access. The LHA are aware that the site access points to Bee Mill Industrial Estate will remain unaltered following the proposal.

#### **Internal Layout**

The LHA have reviewed the Existing and Proposed Plans and are aware that the internal gross floor area is 354 square meters. In line with the parking standards as defined in the Joint Lancashire Structure Plan a Class B2 use should provide parking at a ratio of 1 space per 45 square metres. Applying the Joint Lancashire Structure Plan parking standard yields a requirement of 8 parking spaces. The current provision, therefore, represents a shortfall of three spaces.

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Whilst the applicant has stated that no customers will visit the site, they have not shared the number of employees likely to be employed at the site, which may help provide a clearer picture of the parking demand. As such the LHA would request that the applicant provide an estimate of how many staff members are likely to be employed within the site and their likely working hours.

### **Operating statement**

As part of the assessment for the proposed B2 development, the LHA requires a detailed Service and Delivery Plan to understand how servicing and deliveries will be managed on site.

Information provided should include the following:

- Types of vehicles expected to access the site
- Frequency and timing of deliveries and collections
- Designated delivery areas and swept path analysis for the largest vehicle expected to access the site to demonstrate safe manoeuvring
- Detailed access arrangements, including widths
- Service and delivery routes on the wider network.

This information is essential to assess the operational impact of the development and ensure safe and efficient access for service and delivery vehicles.

### **Conclusion**

Following review of the submitted details, the Local Highway Authority (LHA) notes that the proposed change of use from Class E to Class B2 at Unit B, Bee Mill, Preston Road, Ribchester, raises several matters requiring clarification before a full highway assessment can be completed.

The absence of information on employee numbers will assist in the appraisal of the sites parking demand and operational pressures. In addition, a Service and Delivery Plan is required to demonstrate how vehicles will safely access, manoeuvre and service the site without detriment to highway safety or the wider network. Further information should set out the types of vehicles expected to access the site, the frequency and timing of deliveries and collections, the designated delivery areas and vehicle tracking for the largest vehicle expected to access the site, the access arrangements and the service and delivery routes on the wider network should also be provided.

Yours sincerely

Kate Walsh

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Highway Development Control

Highways and Transport

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