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Your ref: 3/2025/0754
Our ref: 3/2025/0754/HDC/KW
Date: 07 January 2026

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 17 December 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

Lancashire County Council acting as the Local Highway Authority (LHA) 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

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

Whilst the site cannot provide parking provisions in line with the standards as detailed within the Joint Lancashire Structure Plan. The applicant has provided information detailing the number of employees who will be present within the site, which is a maximum of 5 members of staff. As such, the current provisions are acceptable for the demand of the business. The business is also not open to the public, as such parking provisions are not required for customers.

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Operating statement

The LHA has reviewed the operating statement provided by the applicant and understands that the largest vehicle expected to access the site is a small HGV or Luton box van. Servicing in such vehicles is expected to take place no more than 4 times a month.

Vehicle tracking shows that the wider industrial estate operates a one-way system, with the largest vehicle serving the site being able to manoeuvre into the site and out of the site safely in a forward gear.

When considering the route, the largest vehicle accessing the site will take, which is leaving the M6 at junction 30 before following the A59 and turning onto the B6245. It is not expected that this route will raise any highway safety concerns for the largest vehicle accessing the site.

The site will also receive other deliveries/servicing in either small vans or transit vans; such servicing is expected up to 10 times per week, to either collect items produced within the site or to deliver raw products.

Given the existing nature of the site, it is considered that the proposal will have a negligible impact on the surrounding network as such, the LHA has no objections to the development.

Condition

1. The site shall operate in accordance with the approved operating statement titled Technical Note 1 dated 15th December 2025. The business operations within the site shall not be amended unless first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety so that any intensification in use of the site can be properly assessed.

Yours sincerely

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