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Your ref: 3/2025/0766
Our ref: 3/2025/0766/HDC/KW
Date: 27 October 2025

Location: Calder House Settle Road Bolton by Bowland BB7 4NT
Proposal: Proposed alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works.
Grid Ref: 378027 449772

Dear Ben Taylor

With regard to your consultation letter dated 9 October 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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 alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works at Calder House, Settle Road, Bolton by Bowland.

Site Access

The site will be accessed via two amended accesses on to Settle Road classified as the C590, with a speed limit of 60 mph fronting the site access.

The proposal will result in the widening of both access points. The submitted drawing indicates that the access point which sits to the south of the site, will be widened to 4m. This is acceptable to Lancashire County Council's Highways, an extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways act 1980.

However, the extension of the second access, which sits to the North, must remain at least 2m from the Telegraph Pole situated on the site frontage; this is to ensure the safety and integrity of the pole and as such, the applicant should provide an amended plan clearly showing the access set 2m away from the Telegraph Pole.

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The applicant also proposes to replace the existing front wall with 1m high estate fencing; the LHA require this to be reduced slightly to no more than 0.9m above the carriageway level in order to ensure visibility at the access points remains unobstructed.

The driveway is to be surfaced in gravel; however, the LHA requests that both access points must be properly consolidated and surfaced in bound porous materials (not loose stone, gravel or grasscrete) for at least the first 5m into the site to ensure no debris is dragged onto the highway.

Internal Layout

The LHA have reviewed drawing number PL11 titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

Whilst the existing garage will be removed, the driveway can provide acceptable parking provisions for the size and nature of the dwelling. There is also room to turn within the site, and the two accesses will allow for ingress and egress in forward gear.

Conclusion

In conclusion, the Local Highway Authority has reviewed the proposed alterations at Calder House and finds the widening of the southern access point and the off street parking provisions meet the required standards, while the northern access must be revised to maintain a safe distance from existing infrastructure. Furthermore, adjustments to boundary treatments and surfacing materials are necessary to preserve highway safety and visibility.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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