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Your ref: 3/2025/0926
Our ref: 3/2025/0926/HDC/KW
Date: 11 February 2026

Location: Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF
Proposal: Proposed change of use of land to provide a dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with a new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting.
Grid Ref: 371356 434057

Dear Lucy Walker

With regard to your consultation letter dated 20 January 2026, 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 to provide a dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with a new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting at Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF

The LHA are aware of the recent planning application for the site application reference 3/2021/1057 for a change of use of land, including the extension of the existing access track, installation of fencing, planting and shelter to provide a dog day care area and halfway house for Golf Course with associated infrastructure with ancillary facilities. The planning application was approved by the Local Planning Authority in February 2022.

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Site Access

The site will be accessed via an existing access off Whalley Old Road which is a C classified road, subject to a 40mph speed limit. The LHA reviewed the access arrangements as part of our analysis of planning application 3/2021/1057. It understands that the access remains the same and is 4m wide and provides acceptable visibility splays in both directions, which complies with the LHAs guidance.

Internal Layout

Whilst no parking plan has been provided within the supporting documentation, the application form states that 1 additional parking space will be created, resulting in a total of 3 parking spaces.

Staff number will also double as part of the proposal, resulting in the equivalent of 6 full-time members of staff. The site also has a transport van in which clients' pets are picked up and dropped off.

In view of the above, the LHA has concerns over the parking not meeting the demand for the site; as such, the applicant should provide a parking plan showing at least 6 parking spaces measuring at least 2.4m wide and 5m long. As the site will not be visited by clients, staff could tandem park (blocking each other in) as they are likely to be leaving at the same time.

Public Right of Way

The LHA are aware that Public Footpath 3-6-FP24 runs adjacent to the site access and leads through the Golf Course which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Trip generation

The site currently runs a pick up and drop off service in line with the existing permissions, This arrangement will continue with the additional dogs being picked up by staff members from their owners' homes before being returned home at the end of the day in the same way. As such, the addition of 16 more dogs is expected to require one additional pickup and drop off service per day, which is likely to have a negligible impact on the surrounding network.

The day care facility also ceases operation over the weekends to ensure that there is no potential conflict with the Golf Club's Golf Competitions that are held during the weekend.

Conclusion

In summary, the proposed development seeks to expand the existing dog day care operation by introducing additional dogs, staff, parking, and exercise areas, as such the

parking provisions require further clarification before the Local Highway Authority can provide full support. The lack of a detailed parking layout is a concern, particularly given the proposed increase in staff numbers and the continued use of a transport van for pick-up and drop-off services. As such, the LHA would look for a parking plan demonstrating six appropriately sized spaces to be provided, with tandem parking considered acceptable in this case due to staff arrival and departure patterns.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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