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Your ref: 3/2025/0935
Our ref: 3/2025/0935/HDC/KW
Date: 18 December 2025

Location: Lower Moss Farm Lower Lane Longridge PR3 2YH
Proposal: Regularisation for the proposed development of 3No. holiday cottages following planning permission being granted for 10No. holiday cottages (application reference 3/2017/0357).
Grid Ref: 361065 436542

Dear Stephen Kilmartin

With regard to your consultation letter dated 11 December 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority 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, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the regularisation for the proposed development of 3No. holiday cottages following planning permission being granted for 10No. holiday cottages (application reference 3/2017/0357) at Lower Moss Farm Lower Lane Longridge PR3 2YH.

The LHA are aware of the planning application history for the site, which is as follows:

- 3/2017/0357 - Construction of ten, two-storey holiday cottages, including associated parking and access, landscaping and associated works, in connection with existing holiday park.
- 3/2012/0426 - Static caravan/lodge park for 19no. pitches.
- 3/2007/0060 – Application for full consent for the change of use of poultry farm to form a 21 pitch static caravan park and ancillary building.

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Site Access

The site will be accessed via an existing access onto a private access track subject to a 30mph speed limit. The private access track also forms Public Right of Way, FP0302054. The private access track is limited in width; however, there are places to give way along its length, which reduces conflict. The private access track becomes highway maintained at public expense near the junction with Cherry Orchard. This section of carriageway is appropriate in width to support 2 way traffic movement.

Internal Layout

The LHA have reviewed drawing number 02 titled Proposed Site Plan and are aware that 3 off street parking spaces have been highlighted within the plan. Given that the holiday lets are two beds the LHA would look for 2 off street parking spaces to be provided per holiday let. As such, the LHA requests that 6 off-street parking spaces be provided. When considering the size of the gravel driveway shown within the plan, the LHA are of the opinion that 6 off-street parking spaces, alongside acceptable manoeuvring space, can be achieved.

Public Right of Way

Please note that there are Public Rights of Way's (FP0302054) running along the private access track to the site 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.

Sustainability

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to promote cycling as a sustainable mode of transport.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until car parking and turning areas for six vehicles have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).

- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development. **Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

3. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.
- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. 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.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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