

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0984
Our ref: 3/2025/0984/HDC/KW
Date: 29 January 2026

Location: Coxes Farm Stoneygate Lane Ribchester PR3 2ZS
Proposal: Proposed erection of a timber-framed agricultural building with stable and additional hardstanding.
Grid Ref: 364735 437460

Dear Maya Cullen

With regard to your consultation letter dated 19 January 2026, 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

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a timber-framed agricultural building with stable and additional hardstanding at Coxes Farm, Stoneygate Lane, Ribchester.

The LHA is aware of a similar application, reference 3/2025/0530 for the proposed erection of a timber-framed agricultural building with stable which was refused by the Local Planning Authority in September 2025.

Access to the building is within the existing curtilage of Coxes Farm. The field in which the building is proposed also has an existing access onto Stoneygate Lane which is classified as the C558 with a national speed limit fronting the site access.

The proposed building will provide a small storage area for agricultural equipment, a storage area for fodder and stabling for a horse housed within the field. The building is for the sole use of the applicant and there is likely to be no increase in vehicle movement should the application be approved, as such the LHA is of the opinion that the proposal will have a negligible impact on the surrounding network.

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If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition be appended to the decision notice:

Condition

1. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Coxes Farm Stoneygate Lane Ribchester PR3 2ZS only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

T: 0300 123 6780

W: <http://www.lancashire.gov.uk>