

Ribble Valley Borough Council

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Your ref: 3.2026.0050

Our ref: D3.26.0050.PIP

Date: 11th February 2026

App no: 3.2026.0050

Address: Land adj Preston Road Ribchester PR3 3XL

Proposal: Permission in principle for erection of up to two dwellings.

The submitted documents and plans have been reviewed and the following comments are made.

History

Adjacent site

3/2025/0107 - Retention of two holiday lodges and office building with associated parking, infrastructure and alterations. Refused and dismissed at appeal.

3/2022/0530 - Variation of condition 2 (approved plans) and removal of condition 9 (off site highways works) from planning permission 3/2021/0595 to allow the addition of a loading area to the east of the main building, and change of cladding to timber boarding (Resubmission of 3/2022/0271). Approved.

3/2022/0271 - Variation of Condition 2 (Plans) and Removal of Condition 9 (Off Site Works) of planning application 3/2021/0595. Refused.

3/2021/0595 Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets, following planning application refusal 3/2020/0940. Approved

Permission in Principle Principle matters

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to the ability to provide a safe and suitable access to the surrounding highway network and whether this site is a suitable location for housing with regard to the accessibility of services and facilities.

Access

The site is proposed to be accessed from the adjacent access to Boadicea Park, the access is not in the red edge.

The site access to Boadicea Park is conditioned to be surfaced in a bound and porous material the first 10m under condition 5 of 3/2022/0530 and be 7m wide under condition 7 of the same permission. The visibility splays are X2.4m by Y25m to both sides along the nearside edge of Preston Road.

We would require this application to provide access improvements including measures for pedestrians to safely access the highway on a separate footway.

The provision of direct accesses from each dwelling onto Preston Road is not proposed however it would likely reduce vehicle speeds on Preston Road by the urbanisation of the street scene and the provision of a footway, in the highway verge and visibility splays to match those agreed at the Boadicia Park access. The reduction of vehicle speeds on Preston Road is supported by the Highway Authority.

Direct accesses and the provision of a footway would aid the collection of refuse from the kerbside of Preston Road.

Sustainability

The site is located approximately 400m north west of the village of Ribchester and approximately 500m of the Primary School. The site is located within 250m from the nearest bus stops served by services 5, 5A and 45 runs past the site. There is not a continuous footway along Preston Road between the site and the bus stops which will require pedestrians to cross the road a number of times. The footway is sub-standard in width in places.

The site is considered to support a limited amount of sustainable travel.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the principle of the proposed development and matters highlighted can be mitigated at stage 2 technical details stage.

Kelly Holt
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Highways Network Management
Highways and Transport
Lancashire County Council

