

Development Control
Ribble Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 2026/0140
Our ref D3/2026/0140
Date 26th March 2026

Dear Sirs

Application no: 2026/0140

Address: Rose Hill Farm Whalley Old Road Billington BB7 9JF

Proposal: Proposed demolition of existing dwelling and replacement with one new dwelling (self-build), outbuilding and garage together with new access from Whalley Old Road.

With respect to this application Lancashire County Council Development Control team would not wish to object to the proposals.

The new access will need to be constructed by way of a section 278 agreement to ensure that it is tied into the existing carriageway. This will prevent damage to our highway and the applicant's driveway. It would be preferable if the first 5m was reasonably level to ease the access to the highway and it is expected that the first 10m of the access will be constructed in-line with Lancashire County Council's Specification for Construction of Estate Roads.

Additionally, a paved area should be provided for the storage of wheelie bins prior to collection.

The plans show that FP-03-06-026 are to be diverted this will require a legal order and process which can take a number of weeks to reach completion.

Should you wish to support the application we would look for the following conditions and informative notes to be added to your decision notice.

Conditions

a) Highway works constructed prior to occupation.

No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

b) New road built to base course level.

The new estate road / access shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

Informative notes

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
3. 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.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highway Development Control Officer

Highways Network Management
 Highways and Transport
 Lancashire County Council

