

Ribble Valley Borough Council
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Your ref: 3/2026/0202
Our ref: 3/2026/0202/HDC/KW
Date: 09 April 2026

Location: Land off Whalley Road (adj to Greenfield Caravan Site) Langho BB6 8AB
Proposal: Proposed erection of an agricultural storage building.
Grid Ref: 370074 433623

Dear Lucy Walker

With regard to your consultation letter dated 24 March 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

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 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 an agricultural storage building at Land off Whalley Road (adj to Greenfield Caravan Site), Langho.

The LHA are aware of the planning application history for the site, which includes an approved application, 3/2017/0191, for a stable building for private recreational use.

The site will be accessed via an existing access onto a private access road from Whalley Road, classified as the C548, with a speed limit of 30 mph. The private access road is a shared access utilised by Billington and Langho Community Centre, Greenfield Caravan Park and Greenfield House.

The proposal relates to a new agricultural building for the storage of machinery associated with the maintenance of a parcel of agricultural land. The LHA is aware that currently no livestock or additional agricultural buildings are present on site. It is understood the internal access track to the building is already in place on site. Given the existing use of

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the access, the LHA is of the opinion that the proposal will result in a negligible impact on the surrounding highway network.

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

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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