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Your ref: 3/2026/0244  
Our ref: 3/2026/0244/HDC/LB  
Date: 15/06/2026

**For the attention of Ben Taylor**

**Location:** Fooden Hall Farm, Gisburn Road, Bolton by Bowland, BB7 4LS  
**Proposal:** Conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration

**1. Recommendation**

The Highway Development Control Section of Lancashire County Council has no objections to the planning application.

**2. Highway Impact Assessment**

With regard to your consultation letter dated 8<sup>th</sup> June 2026, the following comments are based on the submitted information provided by the applicant to date.

**2.1 Site Access**

The proposal is accessed from a private lane which serves several agricultural dwellings. The private land is accessed from Gisburn Road.

**2.2 Internal layout**

A two-bed dwelling and a three-bed dwelling are proposed. As shown in drawing 'Proposed Site Layout 31.C', there is adequate off street parking provision to support the scale and size of the development.

To promote sustainable forms of transport, secure and covered cycle storage should be provided within the curtilage of each dwelling.

Additionally, to promote sustainable modes of transport, an electric vehicle charging point should be included within the development to serve the proposed dwellings. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states - charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

The proposed visitor parking spaces are shown to have a new tree to the left and a hedge to the right of the spaces. Please be advised that they should not interfere with site lines/visibility when utilising the spaces, as Public Right of Way (PRoW) footpath FP0307028 runs along the track past the development. We advise a hedge height no greater than 0.9m.

**3. Informative note**

1) 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

**4. National Policy Alignment**

Paragraph 116 of the National Planning Policy Framework (NPPF) states that:

" Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

The proposal is therefore considered to accord with the NPPF.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Luke Brydges  
Strategic Development Control Technician  
Highways and Transport  
Lancashire County Council