

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0319
Our ref: 3/2026/0319/HDC/LB
Date: 04/06/2026

For the attention of Lucy Walker

Location: Field Barn, Old Langho Road, Langho, BB6 8AW

Proposal: Proposed change of use from former stable block to holiday let

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 18th May 2026, the following comments are based on the submitted information provided by the applicant to date.

2.1 Site Access

The proposal is to be accessed from the existing private access off Old Langho Road. No alterations to the access are proposed.

2.2 Internal layout

As the proposed dwelling is to be one bed, there is adequate existing parking provision to support the size and scale of the development with room for safe manoeuvrability within.

2.3 Sustainable travel

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

Additionally, to promote sustainable modes of transport, an electric vehicle charging point should be included within the development. 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.

2.4 Highway network considerations

The proposal is expected to have a minimal impact on the surrounding highway network with no intensification.

3. National Policy Alignment

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

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" 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