

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2026/0320
Our ref: 3/2026/0320/HDC/LB
Date: 11/06/2026

For the attention of Ben Taylor

Location: Former Post Office 83 The Square, Waddington, BB7 3HZ
Proposal: Proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3) external alterations to the shop front and internal alterations

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 8th 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 The Square, the cobbled section directly outside the dwelling is not maintained at public expense.

2.2 Internal layout

The proposal is to increase bedrooms from two to three. The existing parking provision is in line with the Joint Lancashire Structure Plan recommendations.

3. 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

Highways and Transport
Lancashire County Council

Lancashire County Council
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