

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2026/0332
Our ref: 3/2026/0332/HDC/LB
Date: 22/05/2026

For the attention of Ben Taylor

Location: Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP
Proposal: Reserved matters application for appearance, landscaping, layout and scale for the erection of a farm worker's dwelling (self-build)

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.

The reserved matters application seeks to erect a four-bed self-build farm worker's dwelling with garage and associated works.

2.1 Proposed garage

Whilst the proposed garage's internal dimensions fall short for achieving two off street parking spaces, it does have the capacity to accommodate one space.

The site has adequate space for achieving off street parking for the scale and size of the development.

2.2 Electric vehicle charge point

Additionally, it is expected that a charging point for an electric vehicle shall be included within the development to promote sustainable modes of transport.

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.

2.3 Cycle storage

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

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
Strategic Development Control Technician
Highways and Transport
Lancashire County Council