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Your ref: 3/2026/0341
Our ref: 3/2026/0341/HDC/KW
Date: 16 June 2026

Location: Foxfields Country Hotel Whalley Road Billington BB7 9HY
Proposal: Proposed erection of three no. single-storey leisure facility buildings within the hotel grounds.
Grid Ref: 371634 435031

Dear Lucy Walker

With regard to your consultation letter dated 26 May 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

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 conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the erection of three no. single-storey leisure facility buildings within the hotel grounds at Foxfields Country Hotel, Whalley Road, Billington.

Site Access

The LHA is aware the site has an existing access from Whalley Road, classified as the C548, subject to a 40mph speed limit.

Internal Layout

The application form states that the site currently has 136 parking spaces. The development is proposed adjacent to the existing car park and is not expected to reduce parking on site. The development is also not expected to increase parking demand as it is catering to existing guests only.

The LHA would, however, recommend that the proposed path around the new buildings link to the stone flags featured around the main hotel building rather than to the car park,

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to provide a segregated pedestrian route and remove possible conflict with manoeuvring vehicles in the car park.

Proposal

From a highway authority perspective, the proposals are not expected to result in a material increase in trip generation to or from the site. The development is intended to be used by existing hotel guests, and the activities proposed within the new building are already taking place elsewhere on the site. As such, the proposal represents a reorganisation of existing on-site functions rather than the introduction of new demand, and therefore is unlikely to give rise to additional traffic movements or place further pressure on the surrounding highway network.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. The development hereby approved shall only be used ancillary to, and in connection with, the operation of Foxfields Country Hotel, Whalley Road, Billington (BB7 9HY). The use shall be restricted to existing guests of the hotel and shall not be used as an independent or separate planning use at any time.

Reason: To ensure the use remains ancillary to the primary hotel function and to protect highway safety and local amenity by preventing intensification of use beyond that assessed.

Yours sincerely
 Kate Walsh
 Assistant Engineer
 Highway Development Control
 Highways and Transport

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