

Ribble Valley Borough Council
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Your ref: 3/2026/0446
Our ref: 3/2026/0446/HDC/KW
Date: 10 September 2026

Location: Ribble Valley View Old Langho Road Langho BB6 8AW
Proposal: Proposed erection of 9 no. holiday lodges.
Grid Ref: 370040 435875

Dear Lucy Walker

With regard to your consultation letter dated 26 August 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 (LHA) 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 or capacity 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 a planning application for the proposed erection of 9 no. holiday lodges at Ribble Valley View, Old Langho Road, Langho.

The LHA is aware of the previous planning history for the site which is as follows:

3/2023/0158 - Proposed siting of an additional holiday lodge. Permitted 13/04/2023.

3/2023/0034 - Variation of Condition 3 (holiday use) of planning permission 3/2021/0335. To remove reference to a 3 month period of occupation. Permitted 15/06/2023.

3/2021/0335 - Extension of existing holiday lodge park to provide for the siting of 16 additional holiday lodges. Resubmission of 3/2019/0851. Permitted 22/02/2022

3/2019/0851 - Extension of existing holiday lodge park to provide for the siting of 29 additional holiday lodges. Refused 30/06/2020.

Continued...

3/2018/0506- Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges (Amendment to application 3/2015/0880 approved 16 December 2016). Permitted 30/11/2018.

3/2015/0880- Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges and informal recreational area and footpath. Permitted 16/12/2016.

3/2010/0417- Proposed change of use of agricultural land to form a pitch static caravan holiday park with warden unit, reception, grounds maintenance store and associated landscaping. Permitted 17/12/2010.

Site Access

The site is accessed off Old Langho Road which is a C classified road subject to a 40mph speed limit. The site access, which currently serves the existing holiday lodge park and Public Right of Way FP0306005, will remain unaltered following the proposal.

Internal Layout

The LHA have reviewed the amended Proposed Site Plan and understand that plots 1 – 3 will be placed adjacent to the existing internal road and a new internal road is proposed within the site which will provide access to plots 4 - 9. The width of the internal layout will remain similar to what already exists within the site, and a turning head is provided where the access road comes to an end. The drawing shows that a minimum of two car parking spaces for each holiday lodge will be provided at the site, which is acceptable given the nature of the site.

Public Footpath FP0306005

Public Footpath FP0306005 runs through the proposed development and continues northward to a footbridge over Dinkley Brook. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The Applicant will have to apply for a Diversion Order to make the diversion of the PROW a permanent feature at the site. The Diversion Order will have to be certified and in place before works can commence. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

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.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Wheel washing facilities
- 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. Before each and every unit is delivered to or taken away from the site an abnormal delivery company should be employed to help with the safe passage of the load and to make other road users aware of the delivery.

Reason: To enable all delivery traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

3. No delivery of the units shall take place until a detailed timetable showing the dates and times of the delivery, and an assessment of the routes the deliveries will take, is submitted to the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interest of highway safety.

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework.

Informative note:

- 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, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely
Kate Walsh

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