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Your ref: 3/2026/0446
Our ref: 3/2026/0446/HDC/KW
Date: 22 July 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 2 July 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

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 drawing number SIMPS-01F Dwg 03 titled Proposed Site Plan - Positions for lodges 1-9 and understand that plots 1 – 3 will be placed adjacent to the existing internal road and a new internal road is proposed at 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 also shows that a minimum of one car parking space for each holiday lodge will be provided at the site; however, the LHA understand from the submitted documents that the holiday lodges are proposed to be either 2 or three bedrooms, as such they should be provided with 2 off-street parking spaces. The LHA ask that this be amended to provide adequate parking provisions. These spaces should measure 2.4m x 5m; where they are adjacent to a fence or similar obstruction, an additional width of 0.6m should be provided.

Public Footpath FP0306005

Public Footpath FP0306005 runs the full length of 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.

Conclusion

In order to progress this application, the applicant is required to review the parking provisions within the site and increase the provisions to at least 2 off street parking spaces for each lodge which has 2-3 bedrooms.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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