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Your ref: 3/2026/0469
Our ref: 3/2026/0469/HDC/KW
Date: 07 August 2026

Location: Healings Farm West Bradford Road Waddington BB7 3JE
Proposal: Proposed temporary siting (3 years) of five shipping containers for B8 storage.
Grid Ref: 373537 444037

Dear Ben Taylor

With regard to your consultation letter dated 17 July 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 temporary siting (3 years) of five shipping containers for B8 storage at Healings Farm, West Bradford Road, Waddington.

The LHA are aware of the most recent planning history associated with the site and the applications are listed below:

3/2026/0468 - Proposed erection of a two-storey self-build dwelling and associated annexe following demolition of existing workshop buildings

3/2025/0155 - Proposed demolition of existing building and erection of a new dwelling with associated annexe. Refused 07/05/2025

3/2024/0255 - Proposed demolition of four existing buildings and erection of one new single-storey, three-bedroom dwelling with associated parking and landscaping. Permitted 16/07/2024

Continued...

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3/2023/0992- Prior notification for the demolition of existing workshop building and replacement with one new single-storey dwelling with basement, including landscaped gardens, access and parking. Permitted 29/01/2024.

Appeal lodged (APP/T2350/W/23/3334523) following refused application 3/2023/0687. Appeal allowed dated 11/06/2024.

3/2023/0687- Prior notification for the demolition of existing workshop building and replacement with one new two-storey dwelling with basement, including landscaped gardens, access and parking. Refused 24/10/2023.

3/2023/0444- Prior notification for the demolition of existing workshop building and replacement with one new two-storey dwelling with basement and rooms in the roofspace, including landscaped gardens, access and parking. Refused 15/08/2023.

Site Access

The LHA are aware that the site will continue to be accessed off West Bradford Road, which is a C-classified road subject to a 30mph speed limit.

Highway Safety

There have been one Personal Injury Collisions recorded within 500m of the site in the last 5 years which resulted in serious injuries. Notwithstanding this, when considering the causation factor of the collision, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation.

Public Right of Way

Please note that there is Public Right of Way FP0343023 through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. 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. 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.

Proposal

The proposal relates to the temporary placement of five storage containers which will be placed alongside the existing light industrial buildings within the site. The Planning Statement indicates that the containers are intended for storage associated with existing lawful activities within the site and that vehicle movements would be limited to occasional transit van visits. As such, the LHA are of the opinion that the proposal would not result in an unacceptable impact on highway safety or significantly increase traffic generation.

Conditions

If the Planning Authority is minded to approve this application, Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. Deliveries to the approved development shall only be accepted between the hours of 9:00am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network. Reason: In the interest of highway safety.
2. The storage containers hereby permitted, and the existing light industrial buildings within the application site shall only be used in conjunction with one another under the control of the same owner and/or operator. The containers shall not be occupied, leased, sold, let, managed, or operated as separate and independent units without the prior written consent of the Local Planning Authority. Reason: To ensure that the development operates as a single facility, to prevent the intensification of use and associated vehicle movements that could arise from separate occupation, and to safeguard the amenities of the area and highway safety.

Informative

- 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.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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