

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0476
Our ref: 3/2026/0476/HDC/KW
Date: 10 September 2026

Location: Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF
Proposal: Proposed construction of one single-storey short-term holiday let.
Grid Ref: 377884 446771

Dear Ben Taylor

With regard to your consultation letter dated 21 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 an application for the proposed construction of one single-storey short-term holiday let at Land north of Woodpecker House, Sawley Old Brow, Sawley.

Site Access

Sawley Old Brow is unclassified and subject to a 30mph speed limit. The site is accessed from Sawley Old Brow along an unnamed, privately maintained road.

There are sufficient visibility splays at the Sawley Old Road junction and road width to accommodate the development traffic. The applicant has provided a visibility splays drawing at the site access which shows visibility can be achieved at 2.4m by 43m in both directions along the private unnamed road. All boundaries and vegetation within the splay should be kept and maintained below 1m high.

The proposed site access is 5.5m wide with a maximum gradient of 1:10 for vehicles. It should be advised that a gradient of 1:20 should be provided for wheelchair users where required. The area needs to be paved and drained to ensure that the surface water is

Continued...

collected within the site and to avoid loose debris being deposited onto the road. If any gates are added to the site access, they should be set back by at least 5m from the edge of the carriageway.

The road is privately maintained and the applicant should ensure that any damage to the road is repaired following the construction period.

Parking

The provision of 2 car parking spaces and a cycle store for bicycles is proposed on the plans which is sufficient in accordance with maximum car parking standards.

Conditions

Lancashire County Council acting as the Highway Authority would recommend amendments to the site access arrangement as detailed above. Should the application be approved the following conditions are requested.

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:
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - The storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction.
 - A scheme for recycling/disposing of waste resulting from demolition and construction works
 - 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the site access from the continuation of the nearer edge of the carriageway of the unnamed road to points measured 43m to both sides along the nearer edge of the carriageway, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in

conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

3. No development shall take place until the site access has been formed and constructed to at least base course level. Reason: To ensure a suitable access is formed.
4. Prior to the first use of the holiday lets the car parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is in use. Reason: To ensure adequate parking provision is provided.
5. Prior to first use of the holiday lets a secure cycle store shall be provided and maintained for that use thereafter for 2 bicycles. Reason: To support sustainable travel.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

T: 0300 123 6780

W: <http://www.lancashire.gov.uk>