

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0686
Our ref: 3/2026/0686/HDC/KW
Date: 12 October 2026

Location: The Old Stables Lowergate Clitheroe BB7 1AD

Proposal: Dismantling of existing boundary wall and adjoining stone built storage shed. Reconstruction of boundary wall in a revised position. Refurbishment and repair of existing external metal staircase, including the installation of an additional balustrade to the SW side of the staircase. Installation of a new timber fence along the SE boundary of the site. Installation of an automatic sliding gate to the south corner with stone gatepost. Improvements to existing vehicle access through the site with associated landscaping.

Grid Ref: 374437 441782

Dear Lucy Walker

With regard to your consultation letter dated 21 September 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed dismantling of existing boundary wall and adjoining stone built storage shed. Reconstruction of boundary wall in a revised position. Refurbishment and repair of existing external metal staircase, including the installation of an additional balustrade to the SW side of the staircase. Installation of a new timber fence along the SE boundary of the site. Installation of an automatic sliding gate to the south corner with stone gatepost. Improvements to existing vehicle access through the site with associated landscaping at The Old Stables, Lowergate, Clitheroe.

The proposal seeks to demolish an existing boundary wall and attached stone-built storage shed, reconstruct the boundary wall in a revised position, and refurbish and repair the existing external metal staircase, including the provision of an additional balustrade.

Continued...

The development also includes the installation of a new timber boundary fence, an automatic sliding access gate with a stone gatepost, improvements to the existing vehicular access arrangements through the site, and associated landscaping works. The proposal includes access route improvements and the inclusion of gates however these amendments will not be within 5m of the highway edge and as such, the effect of the development on the operation of the local highway network would be negligible.

The National Planning Policy Framework (NPPF) states that 'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.' (Paragraph TR6 (4)).

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>