

Ribble Valley Borough Council
Planning Section
Council Offices
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Clitheroe
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Your ref: 03.26.0693
Our ref: 03.26.0693
Date: 22.09.2026



For the attention of Ben Taylor

Planning Application No: 3/2026/0693

Proposal: Proposed construction of an equine menage and native species planting.

Location: Wyncongill Holden Lane Bolton-by-Bowland Clitheroe BB7 4LZ

The plans and information submitted have been viewed and the following comments are made.

The proposal is for the construction of an equine menage on existing agricultural grass land.

With Ref design and access statement August 2026, submitted,

Access 3.1 ACCESS

Access to the site is via an existing gate off the farm access track. Horses will be walked to and from the stables. No vehicular access is required other than for general maintenance of the grassland.

3.2, 3.3 Loading and unloading horses will take place in the farm yard as is the existing situation. No additional vehicle movements will occur as a result of the proposed development

(Ref. Site location plan) Public Right of Way FP0307014 should not be obstructed during construction and landscaping works.

There is no objection to the proposal subject to the above comments being noted.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Condition

1. The development hereby permitted shall be used for, or ancillary to, the horses owned by or leased by the occupier of Wyncongill, Holden Lane, Bolton by Bolton only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.
Reason: In the interest of highway safety.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

