

## Nicola Gunn

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**From:** Planning  
**Subject:** FW: Lancashire County Council - Public right of Way response to planning app 3/2019/0545  
**Attachments:** 3-2019-0545 Land between Clitheroe Road and A59-A671 roundabout junction Barrow BB7 9AD.pdf

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**From:** Andersen, Linda <[Linda.Andersen@lancashire.gov.uk](mailto:Linda.Andersen@lancashire.gov.uk)>  
**Sent:** 19 February 2021 15:18  
**To:** Adam Birkett <[Adam.Birkett@ribblevalley.gov.uk](mailto:Adam.Birkett@ribblevalley.gov.uk)>  
**Subject:** Lancashire County Council - Public right of Way response to planning app 3/2019/0545

**Reference** 3/2019/0545

**Alternative Reference**

**Location** Land between Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD

**Proposal** Hybrid planning application for mixed use development comprising a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external works b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59 c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59 373625 / 437461

**Map Ref**

**Footpaths Affected** Fp 6 Ribble Valley Wiswell (3-47-Fp6)

**Contact** Adam Birkett Tel: 01200 414571 Email: [adam.birkett@ribblevalley.gov.uk](mailto:adam.birkett@ribblevalley.gov.uk)

**For the attention of Adam Birkett**

**Thank you for the opportunity to comment on this consultation;-**

Lancashire County Council – Public Rights of Way have the following comments for consideration ;-

**S106 - Connectivity**

I have identified Public right of Way **3-47-FP6** (see attached overlay) within the proposed development site and feel that the development needs a more comprehensive scheme to improve connectivity to Wiswell – it is proposed that footpath **3-45-FP11** be diverted to the south of the proposed site and the diverted path should link back with the north eastern arm of the A59 at the existing crossing location for pedestrians walking to and from footpath **3-47-FP6**. The diverted path must be a minimum of 2 metres wide with adequate drainage and a bound surface.

- **Public Rights of Way request £30,800 S106 monies** to improve the remaining length of **3-45-FP11** which is outside the proposed development and footpath **3-47-FP6**.

**Landscaping**

Any landscaping should be at least 3 metres away from a public right of way – overhanging branches/foliage and roots can create health & safety risks to users of the footpath plus long term maintenance issues.

**Ground level**

Any alterations in ground level should take into account Public rights of Way to ensure surface water is not channelled towards or onto a footpath – higher level of ground in the vicinity of a footpath can cause flooding issues.

**Drainage**

Drainage should take into account public rights of way and ensure surface water does not pose a flood risk to footpaths.

**Obstruction**

Planning permission does not provide the applicant the right to obstruct a public right of way without the appropriate legal order in place – (Temporary closure order or Diversion Order).

If the application is approved a temporary closure Order will be required if works are likely to cause a health and safety risk to the public using the Right of Way, if a diversion is applied for it will need to be certified prior to any works on the Right of way.

Any obstruction on a Right of Way (vehicles, materials, machinery) without the appropriate legal order in place could be subject to enforcement proceedings.

Please let me know if you need to discuss any of the above.

Regards

Linda Andersen – Public rights of Way

Linda Andersen - Public Rights of Way Officer (Development)  
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