



05 August 2020

Our Ref: Sko/964/2851/FP  
Your Ref: PP-08869917

The Director of Planning and Development Control  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Sir/Madam

**Re: Our Client – Mrs R Skoczen.**

**Full Planning application for a proposed agricultural access track on land to the south of Ribchester Road, Clayton Le Dale.**

This letter accompanies a planning application as outlined above which we have submitted online via the Planning Portal on behalf of our above named client and it has been allocated the planning portal reference number PP-08869917. We have nominated our client to pay £234 relating to the application fee and £25 relating to the service charge. This covering letter is accompanied by the following submission documents; the application form, RVBC's agricultural questionnaire, a map showing the agricultural holding, a site and location plan (Sko/964/2851/01).

This application is for the construction of an agricultural track of approximately 280m long, it will be 2.5metres wide to be finished in grey stone chippings constructed of hardcore underneath. The farm track is required on the applicants holding to enable the applicant to access his fields with tractors and machinery without having to cause ruts when travelling across the fields in bad weather. The proposed track will prevent the soil/sward from being compacted and waterlogged.

The track will provide access for agricultural machinery to carry out maintenance of the land such as muck spreading, drainage, fencing, hedging etc. The applicant has applied for a grant under the Countryside Stewardship Mid Tier Scheme for a new track and has support from Natural England's Catchment Sensitive Farming Officer, Michael Graham. The government has stated that *"New farm tracks reduce soil compaction and erosion caused by livestock and machinery. They also help reduce channelling of surface runoff and the risk of sediment and other pollutants entering a watercourse."*

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There is an existing gate entrance off Ribchester Road that is used by agricultural machinery and the proposed track will lead from here north towards another field parcel.

Ribble Valley Borough Council's agricultural buildings and roads supplementary planning guidance provides design guidelines for new farm roads in terms of siting and materials. I believe that this new track is compliant to this guidance as the track will not harm any features of interest or have any impact on neighbouring properties. It also will not have a scarring effect on the landscape.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required no doubt you will let us know at your earliest convenience, and please also let us know the details of the planning officer appointed to deal with it in due course.

Kind regards.

Yours faithfully

A handwritten signature in black ink, appearing to read 'F. Patterson'.

Fiona Patterson  
Encl'

C.C. Mrs R Skoczen