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Your ref: 3/2024/0853
Our ref: 3/2024/0853/HDC/KW
Date: 05 February 2025

Location: Land off Longridge Road Hurst Green BB7 9QP
Proposal: Proposed agricultural building. Regularisation of works to existing access and access track.
Grid Ref: 367109 438189

Dear Maya Cullen

With regard to your consultation letter dated 15 January 2025, 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 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 a proposed agricultural building. Regularisation of works to existing access and access track at Land off, Longridge Road, Hurst Green, BB7 9QP.

Site Access

The LHA understands that the development will utilise an existing access and internal track that is also a retrospective part of this application. The existing access connects to a private access track which connects to the adopted highway at Longridge Road, which is a B classified road subject to a 40mph speed limit. The LHA are aware that the private access road also serves the number of other properties, farmland as well as serving Public Bridleway BW0303005.

During a site visit it was noted that the access sits on the outside of a bend. Whilst the private access track is subject to a national speed limit, given the single track nature of the road, the lack of pedestrian footways and street lighting it is likely that any vehicle

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traffic will be travelling significantly slower and users of the bridleway will be travelling along the centre of the track to be clearly seen.

The access has been surfaced in a hardstanding material which will prevent debris from being transported onto the private access track by wheels.

Internal Layout

The LHA has reviewed the Proposed Block/Site Plan and are aware that an internal track has been created between the access and the area in which the agricultural building is proposed. There is room for a vehicle to park and turn within the site allowing ingress and egress in a forward gear.

Public Bridleway

Please note that Bridleway BW0303005 runs past the application site which must not be obstructed during the proposed development. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Watercourse consent

Ordinary Watercourse Consent is typically required for any works that affect the flow or storage of water within an ordinary watercourse. The specific distance within which consent is needed can vary, but generally, if you're planning to carry out any works within 8 meters of an ordinary watercourse, you will likely need consent.

Always consult with your local Lead Local Flood Authority, Internal Drainage Board, or the Environment Agency to determine the exact requirements and obtain the necessary permissions.

Conclusion

As the access has been in situ for a substantial amount of time, since at least 2009, and the access use is to remain the same, to support access for agricultural purposes which are already taking place in this location the LHA are of the opinion that the development will have a negligible impact on the surrounding network.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following advice notes be appended to the decision notice:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the



subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

- For development proposals where construction will take place over or adjacent to a watercourse the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Yours sincerely

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