

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

Phone: 0300 123 6780
Your ref: 3/2024/0884
Our ref: 3/2024/0884/HDC/KW
Date: 17 July 2025

Location: Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA
Proposal: Proposed erection of a building to provide storage, packing and office space for direct to customer retail sales business. Installation of a package treatment plant.
Grid Ref: 365633 432313

Dear Kathryn Hughes

With regard to your consultation letter dated 15 July 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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 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 the proposed erection of a building to provide storage, packing and office space for direct to customer retail sales business. Installation of package treatment plant at Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA.

The LHA is aware of the related previous planning application for the site which are as follows:

3/2012/0919 – Proposed change of use of land to storage of caravan with maintenance and servicing of caravans. Approved.

3/2013/0468 - the proposed development of six micro rural business units for B1 Light Industrial or office use. Approved.

The LHA understand that the current application is for an extension to the previously approved Garden Village at Hawkshaw Farm.

Continued...

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



Site Access

The LHA are aware that the proposal will be accessed via an existing access off Longsight Road which is a A classified road subject to a 60mph speed limit.

The LHA are aware that the existing access serves the farm, farmhouse, bungalow, a range of agricultural buildings, Mrs Dawsons ice cream parlour, the business park included the proposal and caravan storage site, a farm visitor centre and Scare Kingdom during seasonal events. Therefore, given that the access is existing and serves a range of enterprises the LHA have no objection to the access being used to serve the proposal.

Internal Layout

The LHA has reviewed drawing number A4275-PL32, Rev. B titled Proposed Site Layout Plan and notes that the amended site plan now shows 12 parking spaces as well as 2 Disabled Parking Spaces, which is acceptable to the LHA.

A swept path analysis has also been provided showing access for the largest vehicle expected to serve the site. The plan shows the largest vehicle entering the business park sit, a suitable service area and provisions to turn within the site allowing ingress and egress in a forward gear. As such the LHA is satisfied with the internal layout for the site.

Public Footpath

There are a number of Public Right of Ways which runs through the application site which must not be obstructed during the proposed developments. 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.

Sustainability

The site is within acceptable walking distance to bus stops situated on Longsight Road, with service 25 offering regular transport between Clitheroe and Blackburn as well as service 280 which travels between Preston and Skipton.

The development has also included a dedicated cycle store within the site. It is expected that the cycle storage will provide adequate cover, which enables use in all weather conditions. In turn the cycle storage will increase the sites sustainable transport options, encourage and promote sustainable transport options for its employees.

Drainage

Ordinary Watercourse Consent is typically required for any works that affect the flow or storage of water within an ordinary watercourse. The applicant should consult the local Lead Local Flood Authority, Internal Drainage Board, or the Environment Agency to determine the exact requirements and obtain the necessary permissions.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. The development hereby permitted shall not be occupied or brought into use until covered and secure cycle storage provisions have been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.
Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative notes:

- For drainage strategies which are connecting to a watercourse, the Applicant needs to be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse 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>.

- 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.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>