

Ribble Valley Borough Council
Council Offices
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Lancashire
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Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/1000
Our ref: 3/2024/1000/HDC/KW
Date: 13 March 2025

Location: Barn at Greengore Hill Lane Hurst Green BB7 9QT
Proposal: Change of use of land to form extended residential curtilage and construction of residential storage building. Formation of new vehicular access from Hill Lane for new agricultural building.
Grid Ref: 367369 438921

Dear Kathryn Hughes

With regard to your consultation letter dated 27 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of land to form extended residential curtilage and construction of residential storage building. Formation of new vehicular access from Hill Lane for new agricultural building at Barn at Greengore, Hill Lane, Hurst Green.

The development will be accessed from a private access track which also forms a number of Public Right of Ways, including BW0303008 and FP0303017 which run adjacent to the access and through the applicant's site. The public footpaths 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.

Continued...

Should your council be mindful of granting planning approval, I would ask that the following advice note be appended to any associated consent. The following informative notes should be added to any approval granted:

- 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

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