

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

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2025/0346  
Our ref: 3/2025/0346/HDC/KW  
Date: 02 June 2026

**Location:** Dowsons Dairies Ltd Hawkshaw Farm Longsight Road Clayton le Dale  
BB2 7JA  
**Proposal:** Change of use of agricultural land to create an additional 95 car parking  
spaces.  
**Grid Ref:** 365633 432313

Dear Kathryn Hughes

With regard to your consultation letter dated 21 May 2026, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

#### **No objection subject to conditions**

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 change of use of agricultural land to create an additional 95 car parking spaces at Dowsons Dairies Ltd Hawkshaw Farm Longsight Road Clayton le Dale.

#### **Site Access**

The LHA are aware that the proposal will be accessed via an existing access off Longsight Road. The LHA are aware that the existing access serves the farm, a range of agricultural buildings, Mrs Dawsons ice cream parlour, several business units operating from Hawkshaw Business Park, a farm visitor centre, Scare Kingdom and other seasonal events held within the site.

The internal access to the proposed car park is approximately 8m wide and as such can provide two way movement into and from the proposed parking area reduce congestion within the car park and the internal access road.

Continued...

## Internal Layout

The proposal seeks to enhance parking provision by creating 95 additional spaces on adjacent agricultural land, which is currently used informally for overflow parking in dry conditions. Although the existing 229-space car park meets approved capacity, the spaces are constrained and do not adequately reflect the needs of the site's family-oriented user base. As such, there is a clear need for wider bays or additional spacing to allow safe door opening.

A revised site layout plan has been provided in response to the concerns previously raised by the Local Highway Authority, particularly in relation to functionality, accessibility, and overall efficiency of the parking provision. The parking layout will now be defined, with appropriate bay dimensions and the use of markers to better control parking behaviour across the site. Some bays will also be supplemented by an additional 1.2 m spacing, improving usability for the family-oriented customer base.

The inclusion of 6.0 m manoeuvring aisles ensures adequate space for vehicle turning, while the introduction of dedicated 2.0 m wide pedestrian routes through the parking rows improves safety and accessibility for vulnerable road users.

Furthermore, the addition of a one-way circulation system and clearly defined entrance and exit points provides a coherent internal traffic flow, improving both efficiency and safety.

## Public Right of Way

The LHA are aware that the Public Right of Way team have provided comments on the application dated 19 June 2025 regarding the Public Right of Way through the site.

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. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.

The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders, or if it is necessary to divert the above listed Public Rights of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected.

## Conditions

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

**Reasons:** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

2. No use hereby permitted shall commence until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces shall be marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

**Reason:** To allow for the effective use of the parking areas.

3. No part of the development shall be brought into use until the proposed one-way circulation system within the car park, including signage and directional markings, has been implemented in accordance with drawing A2876-PL26 Rev A. The approved one-way system shall be implemented in full prior to first use of the car park and thereafter retained and maintained for the lifetime of the development.

**Reason:** In the interests of highway safety and to ensure the safe and efficient movement of vehicles within the site.

#### **Informative notes**

- 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

T: 0300 123 6780

W: <http://www.lancashire.gov.uk>