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From: Neville, Julie <Julie.Neville@lancashire.gov.uk>
Sent: 09 July 2025 13:35
To: Planning
Subject: 3/2025/0377 Fields Farm Mearley Pendleton BB7 1PU
Attachments: 3 2025 0377 Overlay.pdf

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Reference 3/2025/0377
Location Fields Farm Mearley Pendleton BB7 1PU
Proposal Prior approval for the proposed change of use of a former agricultural building to one dwellinghouse under Schedule 2, Part 3 Class Q of the GPDO.

Dear Planning Department

Lancashire County Council Public Rights of Way Team is not supportive of the plans and provides the following.

Comments/Objections

Footpath FP0324004 is recorded as running along the agricultural track to the proposed development, as shown on the attached overlay. The Public Right of Way team is responsible for the surface being in a condition that is safe and fit for pedestrians, it does not maintain the route to a standard that is appropriate for vehicle use, nor does the Lancashire County Council Public Right of Way team wish to see the route deteriorate because of an increase in vehicle usage on the unsealed surface.

The Lancashire County Council Public Rights of Way team have no record of any public vehicular rights along the agricultural track. The applicant should 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.

Obstruction

The infringement or obstruction of the existing public rights would be a criminal offence and one that would be subject to enforcement should it be impeded. To prevent this from occurring the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not discharged onto the public right of way either within the proposed development site or in close proximity – this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 8 weeks before commencement to avoid delay to the works. Further details on closure can be found at [Request a temporary closure of a public right of way - Lancashire County Council](#)

Diversion

If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the developer.

Publicity of Application

All planning applications that affect a public right of way (footpath, bridleway or byway), must be publicised by site notice in at least one place on or near the land to which the application relates for not less than 21 days; and by publication of the notice in a newspaper circulating in the locality in which the land to which the application relates is situated.

Regards

Public Rights of Way
Planning & Environment
Lancashire County Council
W: www.lancashire.gov.uk
FB: www.facebook.com/LancsECP
Public Rights of Way Reports ProwReports@lancashire.gov.uk

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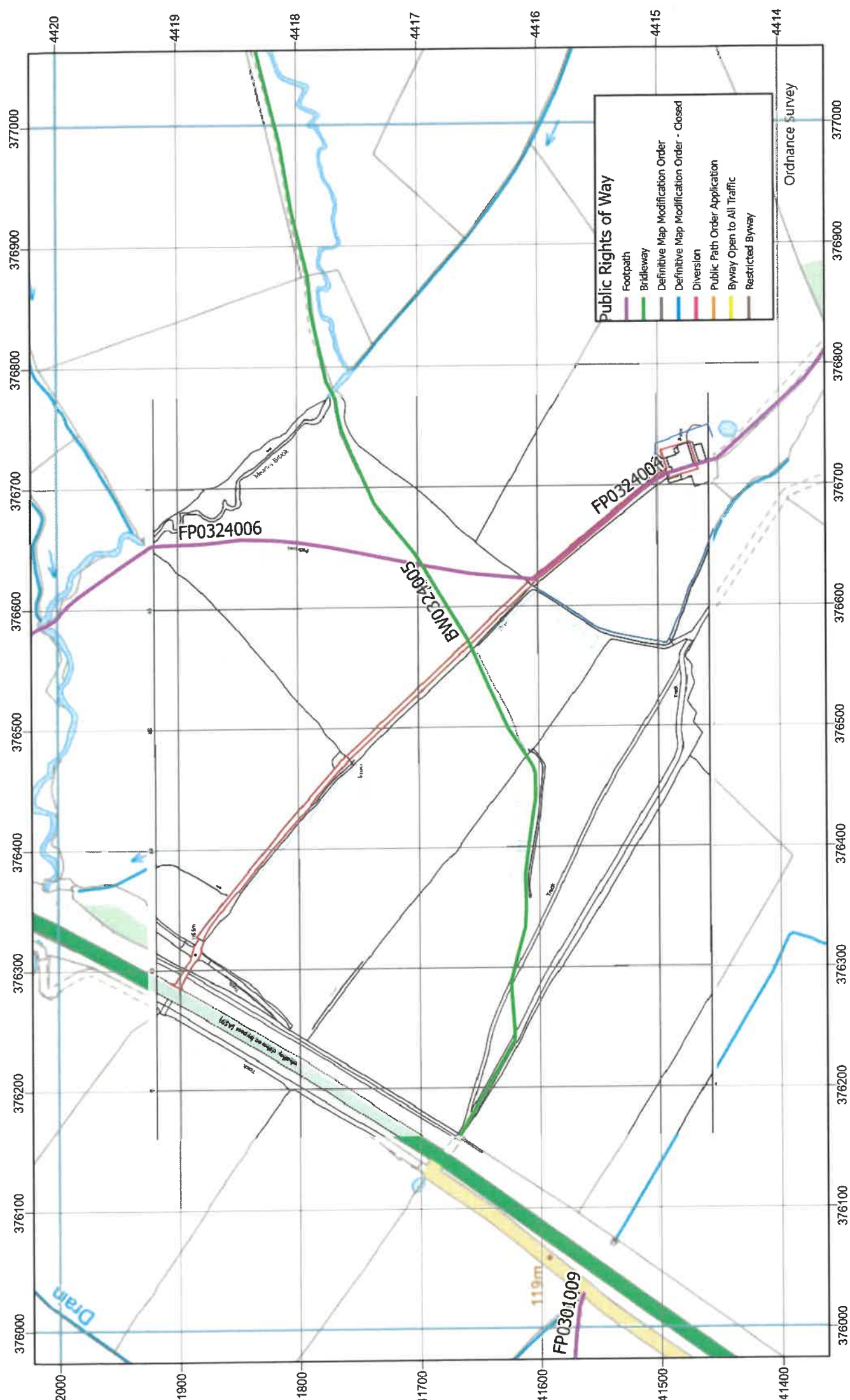
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