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Your ref: 3/2025/0527
Our ref: 3/2025/0527/HDC/KW
Date: 05 August 2025

Location: Land at Lower Standen Hey Farm Whalley Road Pendleton BB7 1PP
Proposal: Outline application for the erection of a farm worker's dwelling (self-build) with access applied for.
Grid Ref: 373693 439710

Dear Ben Taylor

With regard to your consultation letter dated 18 July 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

Summary

No objection subject to condition

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, capacity or amenity in the immediate vicinity of the site subject to the following condition being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an outline application for the erection of a farm worker's dwelling (self-build) with access applied for at Land at Lower Standen Hey Farm, Whalley Road, Pendleton.

The LHA are aware of the recent planning application for the site which are as follows:

- 3/2019/1110 - Proposed extension to existing steel portal framed agricultural building. Approved
- 3/2019/1109 - Erection of an agricultural polytunnel. Approved.
- 3/2009/0564 - Proposed mixed use agricultural storage and livestock building (phase II).
- 3/2009/0563 - Proposed mixed use agricultural storage and livestock building (phase I).

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Site Access

The proposal will be accessed via a new private drive with access on to an existing private access road. The existing private access road joins the highway maintained at public expense at Whalley Road, the A671 which is subject to a 40mph speed limit. The existing private access road also carried Public Right of Way, FP0332010.

The LHA has undertaken a site visit and notes that the existing access to the site is of an appropriate width to support residential and agricultural use. Whilst no visibility splay drawing has been provided, on-site observations note that the access can achieve sightlines for 20mph speeds. Whilst the private access road has a national speed limit, the single track nature of the road, with no footways or streetlights, naturally slows vehicular traffic and significantly lower speeds are expected and were observed during the site visit. As such the LHA are satisfied with the proposed access, and as the proposal is for an agricultural worker's dwelling, additional vehicle trips are also likely to be low.

Internal Layout

As the application is for outline permission, no details have been provided regarding the number of bedrooms and/or parking and turning provisions within the site. It is expected that the proposal provides parking provisions which comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. All the car parking provisions must meet the standard size of 2.4m wide and 5m long and be clearly marked out to ensure adequate and acceptable parking provisions across the site.

The LHA would also advise the applicant that the recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space elsewhere.

Public Right of Way

Please note that there are Public Rights of Way's (FP0332010) close to 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 800m of public transport options with bus stops situated on Whalley Road with services to Burnley, Clitheroe Skipton, Shadsworth and Preston. The LHA would also look for the inclusion of secure covered cycle storage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development.

Condition

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number How/391/2541/02 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

Informative note:

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

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