

Ribble Valley Borough Council
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Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0742
Our ref: 3/2025/0742/HDC/KW
Date: 07 October 2025

Location: Tewit Hall Farm Hellifield Road Bolton-by-Bowland BB7 4JA
Proposal: Proposed construction of a steel frame building to cover existing sheep handling area and pens.
Grid Ref: 381391 452516

Dear Ben Taylor

With regard to your consultation letter dated 1 October 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of a steel frame building to cover existing sheep handling area and pens at Tewit Hall Farm, Hellifield Road, Bolton-by-Bowland.

Site Access

The LHA are aware that the development will continue to be accessed off Hellifield Road which is classified as the C594 and subject to a national speed limit. The LHA are aware that the site access will remain unaltered following the proposal. There private access road also serves Public Right of Way FP0331014.

Public Right of Way

Please note that there is a Public Rights of Way's FP0331014 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.

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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.

Should your council be mindful of granting planning approval, I would ask that the following advice note be appended to any associated consent:

- 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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