

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0965
Our ref: 3/2025/0965/HDC/KW
Date: 07 January 2026

Location: Land off Longridge Road Hurst Green BB7 9QP
Proposal: Proposed extension of agricultural building to form machinery storage and regularisation of existing hard standing (part retrospective).
Grid Ref: 367109 438189

Dear Maya Cullen

With regard to your consultation letter dated 18 December 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, capacity or amenity in the immediate vicinity of the site.

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension of an agricultural building to form machinery storage and regularisation of existing hard standing at Land off Longridge Road, Hurst Green.

The LHA understands that the development will utilise an existing access. The existing access connects to a private access track which meets the adopted highway at Longridge Road, a B classified road, subject to a 40mph speed limit. The LHA are aware that the private access road also serves the number of other properties, farmland as well as serving Bridleway BW0303005.

The proposal will result in a 6m extension to the existing agricultural building, which will provide a covered area to store agricultural machinery. The application also includes a hardstanding area which is already in situ alongside the existing agricultural building and to the north of the building; the LHA would raise no concerns regarding retaining this area. The extension is unlikely to increase traffic movement within the site and along the private access track; as such, the LHA is of the opinion that the proposal will have a negligible impact on the surrounding network.

Please note that Bridleway, BW0303005, runs past the application site which must not be obstructed during the proposed development. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised

Continued...

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.

If the Planning Authority is minded to approve this application, Lancashire County Council Highways requests the following informative note be appended to the decision notice:

- 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

Lancashire County Council

T: 0300 123 6780

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