

From: [REDACTED]
Sent: 05 May 2026 16:03
To: Planning
Cc: Walsh, Kathryn
Subject: 3/2025/0997 Land off Henthorn Road Clitheroe BB7 3BY
Attachments: PRow Overlay.pdf

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Reference 3/2025/0997
Location Land off Henthorn Road Clitheroe BB7 3BY
Proposal Outline application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.

Dear Planning Department

Lancashire County Council Public Rights of Way Team raises no objection to the application and provides the following.

Comments/Objections

Footpath FP0301017 is recorded as running west to east through the proposed development connecting Edisford Road to Primrose Road via Henthorn Road, as indicated by the indicative line on the attached overlay. The National Planning Policy Framework 2024 places an obligation on developments to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users. The Public Rights of Way Team welcomes the definitive line of the footpath to be retained through open space away from vehicular traffic, avoiding the use of estate roads in line with Defra Rights of Way circular (1/09). However, it is of the view that the development would not meet the NPPF requirement without the inclusion of a new path connecting the dwellings to the right of way.

To improve connectivity and mitigate against additional footfall following the increased number of dwellings the new path from the development and the right of way is to be a minimum 3meter wide surfaced path. The detail of which is to be included within the S278 Agreement.

Conditions

To protect the right of way the following condition is requested;

Prior to commencement of development, construction specification details for footpath FP0301017 and the connecting path shall be submitted to and approved in writing by Lancashire County Council's Public Rights of Way Team. The developer shall thereafter undertake the improvements in accordance with the approved specifications prior to occupancy of the first dwelling. The details shall include:

- Width, gradients and surface of the public rights of way and connecting path.
- location and details of any proposed infrastructure across the right of way.
- drainage methods to prevent the discharge or of water on the right of way.

- any planting to boarder the right of way.
- methodology to keep the disturbance and or closure of the rights of way to a minimum.
- No part of the development (in so far as it affects the public rights of way) can lawfully commence until a temporary footpath closure has been granted.

Obstruction

The granting of planning consent does not entitle the developer to obstruct the Public Right of Way. Therefore, the infringement or obstruction of the footpath would be a criminal offence and one that would be subject to enforcement should it be impeded. To prevent this occurring the right of way should always remain accessible and not used to park or store materials, vehicles or machinery during or proceeding construction.

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 Traffic Regulation Order (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 closures can be found at [Request a temporary closure of a public right of way - Lancashire County Council](#).

Diversion

If the works necessitate a Diversion Order, it is the applicant's responsibility to ensure that a confirmed Diversion Order is in place prior to any work commencing on a public right of way. The disturbance of the existing route, without the appropriate confirmed Diversion Order would be unlawful and liable for enforcement.

Regards

Public Rights of Way
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