

Development Control
Ribble Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 2025/0951
Our ref D3/2025/0951
Date 18th March 2026

Dear Sirs

Application no: 2025/0951

Address: Lower Edge Farm Tinklers Lane Slaidburn BB7 4TP

Proposal: Reserved matters application relating to access, appearance, landscaping, layout, and scale for the erection of an agricultural worker's dwelling following outline planning permission 3/2021/0674.

We Lancashire County Council Development Control Team would not wish to raise any objections to the application as it has been presented.

The National Planning Policy Framework (NPPF) states that "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*" (Paragraph 116). My detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highway Development Control Officer

Highways Network Management
Highways and Transport
Lancashire County Council

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PO Box 100, County Hall, Preston, PR1 0LD

