

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0053
Our ref: 3/2026/0053/HDC/KW
Date: 10 March 2026

Location: Cow Ark Farm Clitheroe Road Whitwell BB7 3DF
Proposal: Proposed re-roofing and extension to farm building.
Grid Ref: 367252 445465

Dear Ben Taylor

With regard to your consultation letter dated 16 February 2026, 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 re-roofing and extension to farm building at Cow Ark Farm, Clitheroe Road Whitwell.

The site will be accessed via an existing access on to Hall Hill an unclassified road subject to a national speed. The site access will remain unaltered following the proposal.

The proposal form amendments to the existing agricultural holding including an agricultural building approved under application 3/2005/0598. The farms operational needs require an indoor handling systems, additional pens, covered FYM storage, and secure machinery housing associated with modern livestock management. The gross footprint of the consented buildings was approximately 565 sqm, and the new building has a gross footprint of 760 sqm. The proposal sits within the existing farm holdings and as such, the effect of the development on the operation of the local highway network would be negligible.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>

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