

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2026/0112
Our ref: 3/2026/0112/HDC/RH
Date: 23/03/2026

FAO: Lucy Walker

Location: Wheatley Farm Four Acre Lane Longridge PR3 2TD
Proposal: Proposed construction of phase 1 of a poultry house to accommodate 16000 free range chickens for egg production.

Dear Lucy

With regard to your consultation letter dated 26th of February 2026 and subsequent email communications, I have the following comments to make based on all the information provided by the applicant to date.

After reviewing all of the submitted documentation the Local Highway Authority is of the opinion that the proposed development would not have a detrimental impact on highway safety and highway capacity within the immediate vicinity of the site. Therefore, the Highway Development Control Section of Lancashire County Council has no objections to the planning application subject to the following conditions.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

The submitted documentation indicates that the proposed new poultry house will be serviced by a new 3m wide hardcore field access track. This will utilise an amended field gate access onto the adopted highway network, (it should be noted that the plans submitted incorrectly show the position of the access onto the adopted highway network)

The Local Highway Authority requests that the first 10m of the proposed track from the adopted highway is hard surfaced to prevent loose surface material from being carried on to the public highway. A drainage system also needs to be incorporated into the access to prevent surface water from the access track discharging onto the adopted highway.

If the Planning Authority is minded to approve this application the Local Highway Authority request the following conditions and informative note is attached to the decision notice:
Conditions

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

2. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

3. The surface water from the approved access track should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative note

- This consent requires the alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-andtravel/roads/vehicle-crossings.aspx>

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Rob Hancock
Highways and Transport

