

DESIGN / HIGHWAYS STATEMENT

IN CONNECTION WITH THE
CREATION OF A NEW TIMBER FIELD ACCESS GATE / ENTRANCE
ON LAND BETWEEN COULTHURST FARMHOUSE AND OLD VICARAGE FARM:
OLD VICARAGE LANE,
BASHALL EAVES,
BB7 3DB



Job No. 6880

Version 1.3



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1.0 INTRODUCTION

This Highways Statement has been prepared by Sunderland Peacock & Associates in support of a pre-application enquiry to Lancashire County Council Highways for the creation of a new agricultural timber field access gate and entrance on land positioned between Coulthurst Farm and Old Vicarage Farm, fronting Old Vicarage Lane, Bashall Eaves. The access will serve farmland under the ownership of The Bashall Eaves Estate, specifically land associated with Vicarage Farm located immediately to the south. The purpose of the new access is to provide a safer and more direct entry point for farm vehicles, including tractors and ancillary equipment, whose current access arrangements are now not ideal in terms of manoeuvrability, operational safety and field management due to the existing access now to be used for residential use only as part of a residential barn conversion and wider redevelopment scheme proposed to the Old Vicarage Farm site. The existing Vicarage Farm is redundant and in the process of being planned to be sold off by The Bashall Eaves Estate as part of a consolidation project, meaning no future access to the farm land would be available via the current access, hence the need for this proposal.

This document sets out the site context, existing highway conditions, proposed development, intended usage and relevant policy considerations in support of the scheme.

This Highways Statement is to be read in conjunction with pre-application drawing Nos:

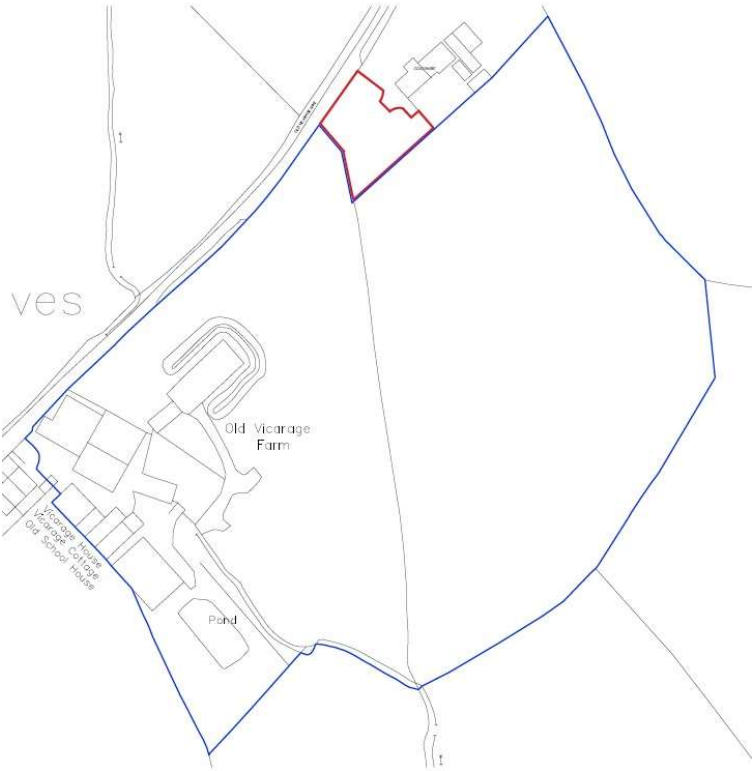
- 6880 – L01 LOCATION PLAN
- 6880 – E01 EXISTING SITE PLAN
- 6880 – P01A PROPOSED SITE PLAN
- 6880 – P02A PROPOSED ENTRANCE GATE
- 6880 – P03A PROPOSED VISIBILITY SPLAY
- 6880 – P04A PROPOSED SWEPT PATH ANALYSIS

2.0 THE SITE

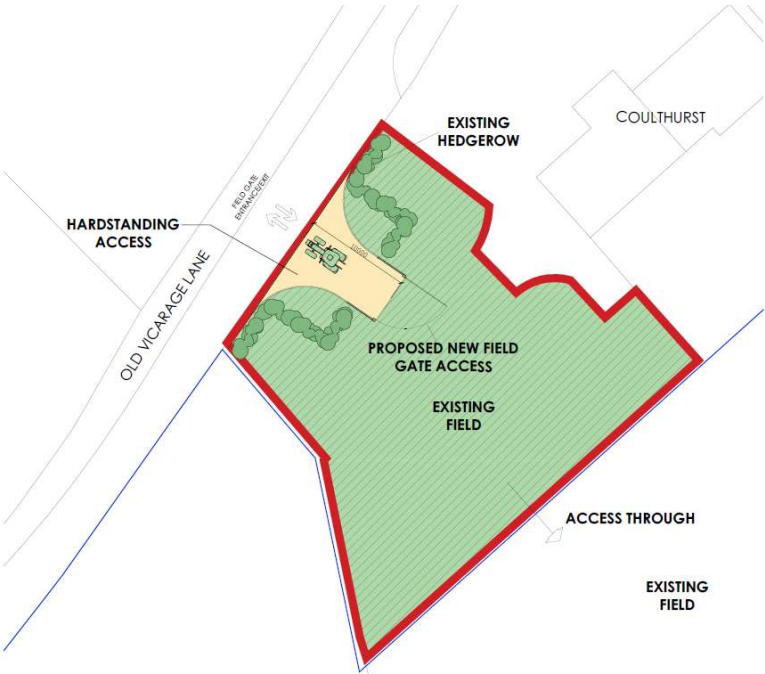
The site is situated on Old Vicarage Lane, a minor rural road serving a cluster of agricultural and residential properties within the village of Bashall Eaves, near Clitheroe. The character of the area is predominantly agricultural, consisting of open fields, hedgerows and low-density rural development. Traffic volumes on Old Vicarage Lane remain low and are primarily limited to local residential and farming movements.

The proposed access point is located on the northern boundary of the agricultural field, within an area designated as *scrub*, lying directly between Coulthurst Farm to the north and Old Vicarage Farm to the south. The scrub area represents a mixed scrub vegetation and unmanaged planting. The site frontage is defined by typical rural boundary features, with no significant visibility constraints along the lane due to its gentle horizontal alignment.

The land requiring access forms part of the working agricultural holding linked to Vicarage Farm. At present, access is achieved only through less direct internal routes, which are now proposed to be used for residential / future development access rather than existing farming traffic, as mentioned previously.



PL01: Existing Site Plan – Not to scale.



PL02: Proposed Site Plan – Not to scale.

3.0 PROPOSAL/USAGE

The proposal is for the creation of a new agricultural field access gate comprising a 1200 mm high by 4800 mm wide field gate installed within a newly formed opening in the existing boundary. The width of 4800 mm is appropriate for safe entry of tractors and modern farm machinery, allowing controlled turning movements without encroaching excessively into the highway.

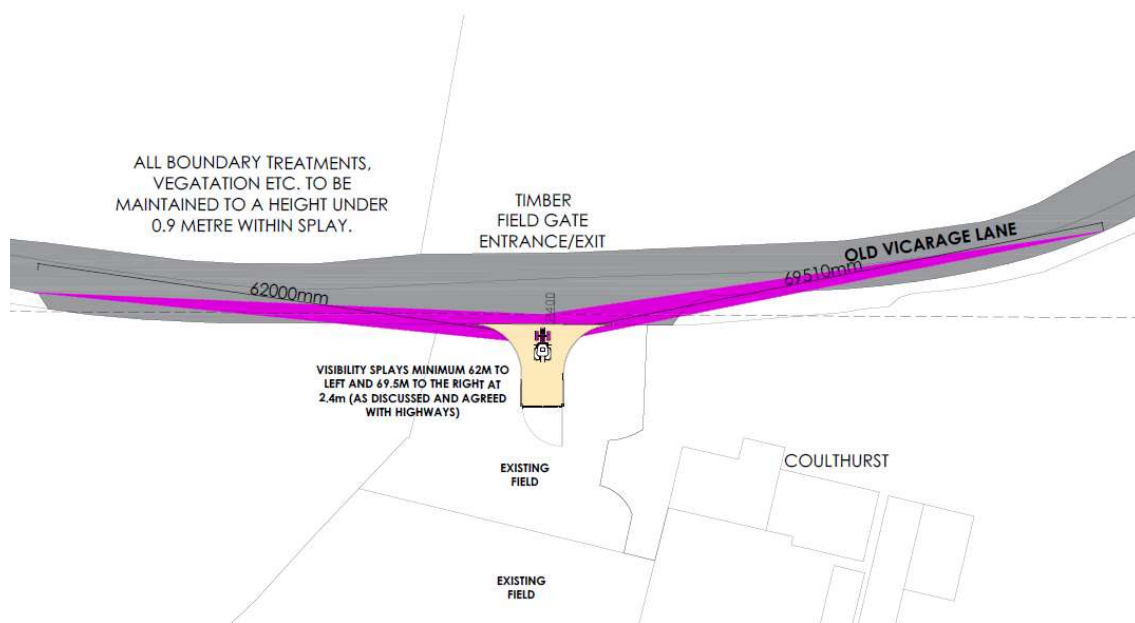
The entrance will be used solely for agricultural purposes linked to the day-to-day management of the remaining farmland retained and not sold off as part of the Old Vicarage Farm site, including for land maintenance, crop/grass management and livestock access. Vehicle movements will be low in frequency, less than daily and typical of rural agricultural operations. Tractors, small trailers, quad bikes and similar farm vehicles will constitute the primary users of the new entrance. No public or commercial vehicle use is anticipated.



PL03: Proposed Swept Path Analysis – Not to scale.

4.0 ACCESS

Old Vicarage Lane functions as a lightly trafficked rural lane. Initial on-site assessment confirms good forward visibility in both directions at the proposed access point. Given the low vehicle speeds typical of the lane, visibility splays suitable for agricultural use can be safely achieved. The vertical and horizontal alignment of Old Vicarage Lane presents no evident hazards that would impede the safe operation of the proposed access. The land would only be accessed and exited by the tenant farmer who would be familiar with the access / layout and associated risks of doing so.



PL04: Proposed Visibility Splay – Not to scale.

The gate is set back sufficiently from the highway edge by 10m as requested by LCC Highways to allow vehicles to pull clear of the carriageway before opening the gate, thereby preventing obstruction to passing traffic (as illustrated on drawing ref 6880 P02A). A short section of consolidated hardstanding within the field entrance could then be formed to reduce the potential for mud and debris being transferred onto the highway. The proposal does not represent an intensification of traffic, as agricultural movements will remain broadly similar to existing patterns, but will instead be redistributed to a safer and more appropriate location.

The access design is consistent with rural standards and typical agricultural gateways throughout the region and is considered appropriate in both scale and function.

LCC Highways have been consulted with regards to the proposals and support the creation of the field gate – see enclosed letter dated 15th Jan 2026, highlighted areas illustrating the agreed proposal submitted as part of this Planning Application.

5.0 PLANNING POLICIES

The proposal is supported by the following national and local planning and highways policies:

- *National Planning Policy Framework (NPPF) – Section 9: Promoting Sustainable Transport.*
- *NPPF Paragraphs 110–112 – Ensuring safe and suitable access for all users.*
- *Lancashire County Council Highways Development Control Guidance.*
- *Lancashire Local Plan / Relevant District Local Plan Policies relating to highway safety, rural infrastructure and agricultural operations.*
- *Ribble Valley Core Strategy policies supporting rural economy, land-based businesses and sustainable access*

6.0 CONCLUSION

The creation of a new agricultural field access gate/entrance on land between Coulthurst Farm and Old Vicarage Farm will provide a safe, direct and practical means of accessing and managing existing farmland retained as part of the forthcoming sale of The Old Vicarage Farm site (now redundant and part in residential use). The proposal accommodates agricultural vehicles, including tractors, without introducing unacceptable impacts on visibility, road safety or the rural character of Old Vicarage Lane. The frequency and nature of vehicle movements remain minimal and consistent with established agricultural patterns undertaken by the same tenant farmer (low / minimal risk).

The scheme aligns with both national and local planning policies that seek to ensure safe and suitable access for all users while supporting the continued viability of rural agricultural enterprises. It is therefore considered an appropriate and justifiable proposal for support at the pre-application stage.



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