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Your ref: 3/2026/0587
Our ref: 3/2026/0587/HDC/KW
Date: 04 September 2026

Location: Plane Tree Farm Chipping Road Chaigley BB7 3LT
Proposal: Construction of an earth banked slurry lagoon and associated landscaping to include native species tree planting
Grid Ref: 367732 441971

Dear Maya Cullen

With regard to your consultation letter dated 14 August 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of an earth banked slurry lagoon and associated landscaping to include native species tree planting at Plane Tree Farm, Chipping Road, Chaigley.

The site has an existing field gate access onto Chipping Road, classified as C354 and subject to a national speed limit. Agricultural access should be an appropriate width for the largest vehicle expected to access the site. The LHA therefore requests that a swept path analysis be provided showing the largest vehicle which will be accessing the site following the development without overrunning the verges.

A detailed site access drawing will be required showing the access hard paved for at least 10m into the site to prevent debris from being dragged onto the highway. Whilst the current access is gated, the LHA would look for any retained gates to be set back at least 10m from the carriageway edge.

The site access slopes towards the highway and, as such, the access should have a gradient of no steeper than 1:10 and should be provided with appropriate drainage to control surface water run off.

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The access points to the highway maintained at public expense shall feature drainage, such as a drainage channel. Any surface water shall be collected within the site and drained to a suitable internal outfall.

Further information is required in the form of a swept path analysis demonstrating that the largest vehicle expected to access the site can safely enter and exit the development without overrunning the highway verge, together with a detailed site access drawing.

The access arrangement should include hard surfacing for a minimum distance of 10m from the carriageway edge, any retained gates set back at least 10m from the highway. Given that the access slopes towards Chipping Road, the gradient should be no steeper than 1:10 and suitable drainage provision should be incorporated to ensure that surface water is collected and managed within the site, preventing runoff onto the public highway.

Yours sincerely

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