

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2025.0651

Our ref: D3.2025.0651

Date: 18<sup>th</sup> September 2025

**App. No:** 3/2025/0651

**Address:** Sugar Hill Farm, Whitewell Road, Cow Ark, BB7 3DG.

**Proposal:** Proposed formation of new agricultural/field access

The submitted documents and plans, Planning Statement and 'Field access 2413/PL03 Rev B' have been reviewed and the following comments are made.

### **Proposal**

The application seeks to provide a new field access to agricultural land which has been split from the original larger farmland.

### **Access**

The proposed new access is located in the southeast corner of the field and is approximately 100m southeast of the existing field access on Clitheroe Road.

The formation of the new access should be undertaken with a S278 agreement with Lancashire County Council.

Clitheroe Road is subject to the national speed limit.

Proposed field access plan Drg.ref. 2413/PL03 shows splays of 160m to both sides of the proposed access which is suitable for a 50mph speed limit under the Design Manual for Roads and Bridges (DMRB) standards. Although Clitheroe Road has national speed limit, on this section we do not anticipate 85<sup>th</sup>ile speeds to be higher than 50mph. Upon visiting the site it is noted that the proposed access has improved splays compared to the existing access.

The splays lie within the adopted highway or the applicants land and the applicant must ensure that all vegetation, hedges, fences, walls, etc are kept below 1m high.

There are no public rights of way in the vicinity of the site.

### **Internal layout**

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



The carriageway at the new site access is proposed at 6m wide with 6m radius to both sides.

The first 10m is proposed to be paved with gates set back by the same distance to ensure that vehicles can clear the carriageway of Clitheroe Road. The construction must be to Lancashire County Council specification and under a S278 agreement with Lancashire County Council from the carriageway edge to the field boundary. The land falls away from Clitheroe Road so the surface water drainage can be collected and drained within the site to avoid any surface water being deposited onto the highway or vice versa.

There is no internal layout provided as this is an agricultural access and there is no development proposed. The traffic generation comprises of agricultural vehicles.

We raise highway safety concerns regarding mud being deposited onto Clitheroe Road and we request all vehicles wheels are cleaned and that vehicles enter and exit in forward gear. We acknowledge that agricultural accesses will generate mud and debris and that this cannot be entirely eliminated.

## **Conclusion**

Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Clitheroe Road to points measured 160m to both sides along the nearer edge of the carriageway of Clitheroe Road, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
2. Prior to commencement a detailed design scheme for the access shall be submitted to the Local Planning Authority for approval and shall be subsequently constructed and completed prior to first use (see informative note regarding S278 agreement with LCC). Reason: To provide a safe and suitable access.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport



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