

From: [REDACTED]
Sent: 31 October 2025 09:19
To: [REDACTED]
Subject: RE: 3/2025/0569 Wood Top Farm
Attachments: 2299-P06A.pdf

Hi Maya,

Our client does not want to explore re-siting the property to the other side of the road. The replacement of the existing building with the new one, in PWA Planning's perspective can be found acceptable from a landscape and visual perspective. That aside, the client selected this location by virtue of being a lesser farmed area of their ownership (i.e. the quality of the land in this specific location is less value from their experience, than other locations), and strategically it allows them to view the other side of the buildings from a security perspective. I did explore them moving the property to the north of these, adjacent to the field access to the east of the existing buildings – however, it is anticipated that a new cow shed will be required in this location soon.

In terms of the existing location, please find attached the updated visibility splay, and below explanation from the highway's consultant:

Site 2 recorded a design speed of 28.8mph south-eastbound which produced a visibility splay of 41m, which the design speed should be applicable to apply MfS.

Site 1 recorded a design speed of 37.5mph south-westbound. This would seem to still be in keeping for application of MfS as some authorities use design speeds upto 40mph. With application of the MfS calculation a visibility splay of 59m would be required. If the Highways Officer requires DMRB to be applied in one direction then this DMRB has been considered.

DMRB CD109 Highway Link Design contains Table 2.10 which shows a Stopping Sight Distance (ie used for viisbility) of 120m for a Design Speed of 70 Kph. 70 Kph though equates to a design speed of 43.5mph, almost 6 miles per hour quicker than the 37.5mph design speed recorded south-west bound at site 1. Nonetheless Table 2.10 does allow a one step below desirable minimum of 90m which should, I would hope, be something that would be accepted. This is a relaxation in DMRB which can be accepted – it is not a departure from the standard, which would require a more onerous process to go though.

With DMRB standard required for one of the visibility splays then this would require visibility of :

- *41m to the left using MfS*
- *90m to the right using DMRB Table 2.10 with one step below desirable minimum*

On looking back at the highway report, Table 3 had an error. The design speeds should be :

- *28.8mph south-eastbound rather than 41mph shown in the table. This is confirmed in the calculations provided in Appendix G.*
- *37.5mph south-westbound (as shown in the Table).*

If you need anything else, please let me know,



Eastgate, 2 Castle Street, Manchester M3 4LZ
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From: [Redacted]
Sent: 29 October 2025 16:00
To: [Redacted]
Subject: RE: 3/2025/0569 Wood Top Farm

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Dear Dan,

Many thanks for your email.

The dwelling is still quite large in footprint and height so you may want to consider scaling down the size of the dwelling.

If an amended scheme is considered acceptable, the applicant would be required to draft and sign a unilateral undertaking to secure the dwelling as self-build to comply with the BNG exemption.

Kind regards,

Maya Cullen – Senior Planning Officer

Ribble Valley Borough Council, Council Offices,
Church Walk, Clitheroe, Lancashire BB7 2RA
Tel: 01200 425111

E-mail: [Redacted]

Web: www.ribblevalley.gov.uk



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From: Daniel Hughes [Redacted]
Sent: 29 October 2025 15:40

To: Maya Cullen [REDACTED]
Subject: RE: 3/2025/0569 Wood Top Farm

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Hi Maya,

Thanks for the update – I'll discuss with the client and get back to you asap.

Aside from visibility splays, is this the only issue now with the scheme?

Thanks,

Dan Hughes MRTPI | Planning Director

[REDACTED]



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From: Maya Cullen [REDACTED]
Sent: 29 October 2025 10:58
To: Daniel Hughes [REDACTED]
Subject: RE: 3/2025/0569 Wood Top Farm

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Dear Daniel,

I have now had the opportunity to fully review the application and we cannot support the dwelling in this location. The previous application was refused for the following reason:

The proposal, by way of the provision of a two-storey residential dwelling and associated domestic curtilage which is sited separately from the existing pattern of development, would comprise an unacceptable intrusion into the Area of Outstanding Natural Beauty that detracts from the visual and landscape character of the area. As such it would fail to comply with Ribble Valley Core Strategy Policies EN2, DME2, DMH3 and DMG1, together with the National Planning Policy Framework (Paragraph 130).

Whilst the design has been amended, the siting of the dwelling, on the opposite side of the road would still result in an unacceptable intrusion into the National Landscape. We would consider an

alternative siting which would be in between the existing farmhouse and the existing farm workers dwelling, otherwise the application will not be supported.

Please let me know by 10am Friday morning (31st) at the latest if you would be willing amend the location of the dwelling.

Kind regards,

Maya Cullen – Senior Planning Officer

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From: Daniel Hughes [REDACTED]

Sent: 28 October 2025 16:20

To: Maya Cullen [REDACTED]

Subject: RE: 3/2025/0569 Wood Top Farm

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On this one, we should have the visibility information returned by the end of the week.

Dan Hughes MRTPI | Planning Director

[REDACTED]
[REDACTED]
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From: Maya Cullen [REDACTED]

Sent: 16 October 2025 12:12

To: Daniel Hughes [REDACTED]
Subject: RE: 3/2025/0569 Wood Top Farm

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Dear Dan,

Many thanks for your email.

I have not yet had the opportunity to review in detail and will likely be assessing the application early next week.

Kind regards,

Maya Cullen – Senior Planning Officer

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From: Daniel Hughes [REDACTED]
Sent: 16 October 2025 11:58
To: Maya Cullen [REDACTED] [uk>](mailto:mayacullen@ribblevalley.gov.uk)
Subject: RE: 3/2025/0569 Wood Top Farm

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Hi Maya,

Hope you're well.

Just to say on this one, we're aware of the highways comments and are reviewing them.

Have you managed to take a look at the proposal yet?

Thanks,

Dan Hughes MRTPI | Planning Director



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From: Maya Cullen [REDACTED]
Sent: 19 September 2025 15:44
To: Daniel Hughes [REDACTED]
Subject: 3/2025/0569 Wood Top Farm

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Dear Mr Hughes,

I am emailing regarding the above planning application.

The Transport Statement references a number of appendices. Please could you advise if these were meant to be submitted with the application as we do not appear to be in receipt of them.

Kind regards,

Maya Cullen – Senior Planning Officer

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