Rose Hill Farm

Supporting Statement

Application for Right of Way Modification Order

Prepared by Zara Moon Architects

Rose Hill Farm
Whalley Old Road
Billington
Clitheroe
BB7 9JF

Scheme Details

Site Location

Rose Hill Farm

Whalley Old Road

Billington

Clitheroe

BB7 9JF

Applicant

Mr Damian and Mrs Romy Hanson

C/O Agent

Agent

Zara Moon Architects

Unit 2 Gisburn Business Park, Gisburn Road, Gisburn, BB7 4JP

Contact: Zara Moon

Email: planning@zaramoonarchitects.co.uk

Phone: 01200 403840

Supporting Statement

Introduction

This statement has been prepared in support of an application for a Public Path Diversion under Section 119 of the Highways Act 1980 in respect of Public Footpath FP0306026.

The application is made to facilitate the implementation of an approved planning permission at Rose Hill Farm for the replacement of an existing residential dwelling (Ribble Valley Borough Council planning reference 3/2026/0140 and pending application 3/2026/0649).

The approved development included relocating the existing alignment of the public footpath which would otherwise conflict with the rear garden, associated landscaping works, and changes in ground levels.

Description of the Official Route

Public Footpath FP0306026 currently follows a route that:

- Crosses an agricultural field (unmarked).
- Has various parallel routes which lead to the same destination.
- Passes onto domestic land within the applicant's ownership.
- Crosses the applicant's rear garden.
- Continues through a further field (unmarked), also within the applicant's ownership.
- There is a field gate on the official route (position C on the attached plan).
- There is a pedestrian gate on the official route (position F on the attached plan).

Official Route compared to the Actual Route

It should be noted that the official recorded alignment of the footpath, as shown on MARIO mapping, has not been achievable or used in practice for a considerable period.

A high, mature, dense hedgerow following the garden plot of the dwelling blocks the recorded route. To follow the official route would require passing through 2 sections of dense hedgerow, and climbing over a rockery garden. Instead, it appears the route has naturally changed course, between points A and D where a walker's gate is located at position D.

The route is unmarked on the ground and over time, the walker's have naturally taken the more direct route between the 3 existing gates (located at C, D and F on the attached map), and the route under-foot is clear and defined between points C-B-D. Despite gate D not being located on the official recorded route, all gates are marked with public footpath signage and direction arrows.

The official route between C and E is also not used as there is a steep gradient rising from the house to Whalley Old Road at the highest point. The natural, most direct route is along the Western edge of both fields.

Description of the Proposed Diverted Route

The proposed diversion would realign FP0306026 so that it:

- Remains entirely within open agricultural fields.
- Accurately reflects the known and actual route used by walkers for years.
- Provides the most direct and natural route between existing gates.
- Avoids passing across significant changes in level.
- Avoids passing through a private garden.
- Continues more directly to Whalley Old Road.
- Continues to provide a rural walking experience consistent with the surrounding landscape.

The diverted route would not require any new gates, stiles, or boundaries, and would instead utilise the existing gates which have been used by walkers for years (despite gate D not being on the official recorded route).

The surface of the footpath through the fields would remain unmarked grass, consistent with the existing character of the route. Most public footpath waymarking is already in place and reflects the actual used route, however appropriate public footpath waymarking signage would be provided to ensure the route is clear and easy to follow.

Necessity of the Diversion

The diversion of FP0306026 is necessary as the route would be blocked by permanent structures including boundaries, hedgerows, and changes in level, constructed as part of the development approved under planning consent 3/2026/0140 and pending application 3/2026/0649.

Both the existing site conditions, and the approved replacement of the residential dwelling, together with associated landscaping and level changes, would make the official footpath alignment unachievable.

Convenience and Enjoyment of the Public

The proposed diverted route is considered to be at least as convenient as the existing route and, in several respects, represents an improvement.

By keeping the footpath within open fields rather than passing along 2 parallel routes, through a residential garden, and an unnatural route up a steep hill, users would benefit from:

- A more pleasant and uninterrupted rural walking experience.
- A route without steps or abrupt changes in level.
- Greater clarity and legibility through appropriate waymarking.
- A more direct and less exhaustive route up a steep hill.

The proposed diversion ensures the continued availability of the footpath for public use and enhances its overall safety and enjoyment.

Safety Considerations

The diverted route offers a clear safety improvement over the existing alignment by:

- Removing the need for walkers to pass unnecessarily through 2 garden boundaries.
- Avoiding areas affected by changes in level associated with the approved development.
- Avoids the proposed access track within pending application 3/2026/0649

Drainage and Surface Water

It is confirmed that surface water will not be channeled onto or along the diverted public footpath. The proposed works will ensure that existing drainage patterns are maintained or improved, and that the footpath surface remains suitable for public use.

Length of footpath to be diverted

The length of footpath to be closed (length A-B and C-E) is 368 metres in total.

The proposed length of footpath to be diverted (length A-D-E and D-B on the accompanying plan) is 330 metres in total.

The diversion therefore follows a more efficient route, and represents an overall improvement compared to the official route.

Landownership and Consultation

The applicant owns all the impacted land which Public Footpath FP0306026 currently passes. No other landowners will be impacted by the diversion. Please refer to accompanying landowner letter.

Conclusion

The proposed diversion of Public Footpath FP0306026 is necessary to enable the implementation of an approved planning permission and meets the requirements of Section 119 of the Highways Act 1980.

The diverted route would remain convenient for public use and would provide a safer and more enjoyable walking experience, maintaining the rural character of the footpath while avoiding conflict with residential areas. The proposal represents a clear improvement over the official alignment and reflects the actual used route by walkers.