Ribble Valley Borough Council

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Your ref: 26.0578
Our ref: D3.26.0578
Date: 17th November 2026

App no: **26.0578**

Address: **The Stables Chaigley Road Longridge PR3 3TQ**

Proposal: **Proposed new vehicular access and driveway.**

The submitted documents and plans have been reviewed and the following comments are made.

History

2025/0782 - Technical details following permission in principle for the erection of one self-build dwelling.

2025/0302 – Technical details following permission in principle for the erection of one self-build dwelling. Approved.

3/2024/0976 - Permission in Principle for the erection of one self-build dwelling. Approved.

3/2021/0070 - Permission in Principle for up to 6 dwellings. Refused

3/2018/0507 - Outline application for up to 10 self-build dwellings with all matters reserved save for access. Refused and subsequently the appeal was dismissed reference APP/T2350/W/19/3235162.

3/2017/1100 - Outline application for up to 15 self-build dwellings (30% affordable self-build) including access. Refused

3/2016/0604 - Outline application for a two storey dwelling including access. Refused

The permission for the stables and arena was not available on the Ribble Valley website. It is assumed that the stables and arena have no restrictions regarding commercial livery uses.

Proposal

The application seeks to create a new driveway to connect to an existing privately maintained access lane which serves Seven Acre Farmhouse which joins Higher Road.

The driveway will provide access for the existing stables which are currently served from an access on Chaigley Road which also serves the new dwelling.

The planning statement says the proposal will have, *'significant highway safety benefits through improved visibility, reduced gradients and enhanced vehicle manoeuvrability'.*

Access

The red edge on the location plan does not connect to the nearest highway Higher Road, this should be amended. The lane serving Seven Acre Farmhouse carries no public rights of access therefore private rights must be relied upon/secured.

The drawing notes, 'Existing cattle grid widened to suite proposed opening', however the dimensions are the same on the existing and proposed. We would request confirmation of the proposed access changes.

The visibility on Higher Road to the north side of the existing access is sub-standard for the 30mph speed limit which increase to the national speed limit, 60mph. There is a high stone wall located within the visibility splay to the north side which would need to be lowered to achieve the required splay.
This access is not considered an improvement to visibility in comparison to the existing access as stated in the planning statement. Chaigley Road is subject to a 20mph speed limit and has a wider access opening.

The acute angle of the proposed driveway results in a tight manoeuvre into Higher Road for larger equestrian vehicles (horse transport, hay delivery, etc) turning south, which is the predominant direction. Together with sub-standard visibility and higher vehicle speeds, the Highway Authority would not consider this an improvement to highway safety in comparison to the existing access on Chaigley Road.

The submission of a swept path analysis for a large equestrian vehicle is requested to be submitted together with improved visibility splays along Higher Road are required to demonstrate the suitability of the access.

Internal layout

A drawing showing the parking and turning area is requested to be submitted.

Conclusion

Lancashire County Council acting as the Highway Authority would recommend that this application is not approved as submitted and that amendments are required as detailed above.

Kelly Holt
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Highways Network Management
Highways and Transport
Lancashire County Council
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