



ALCHEMIE TECHNOLOGY, BLUE BELL FARM, HIGHER ROAD, LONGRIDGE, PRESTON, PR3 2YX.

Proposed Conversion of Laboratory and Office to a Live-Work Unit

PLANNING STATEMENT

May 2019



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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Alchemie Technology ('the applicant') to progress a full planning application for the conversion of a laboratory and office to a live-work unit ('proposed development') at Alchemie Technology, Blue Bell Farm, Higher Road, Longridge, Preston, PR3 2YX ('application site').
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.3. The statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 APP form, relevant certificates and notices;
 - Business Plan (**CONFIDENTIAL NOT FOR PUBLIC RELEASE**)
 - Ecology Survey;
 - Planning Drawings (Drawing No. 3109_010, 020, 030, 040 and 050);
 - Planning Statement (this document).
- 1.4. The aforementioned documentation reflects the validation requirements of Ribble Valley Borough Council.
- 1.5. The remainder of this report is structured as follows: -

- Section 2 - About the Applicant;
- Section 3 - Site Description;
- Section 4 – Planning History;
- Section 5 – Pre-Application Advice;
- Section 6 – Proposed Development;
- Section 7 – Planning Policy Context;
- Section 8 – Planning Policy Assessment;
- Section 9 – Conclusion.

/2 ABOUT THE APPLICANT

- 2.1. Alchemie Technology create digital technologies for the application of material science. They currently employ 12 people across three sites; the application site; a site in Cambridge; and a site in Budapest. There are currently 3 people employed at Blue Bell Farm.
- 2.2. The primary owner of Alchemie Technology was a significant contributor to the Cambridge inkjet phenomenon and technology cluster and moved from Cambridge to the North West 5 years ago with the intention of creating a North West centre of excellence for 'Digital Additive Manufacturing'. Additive manufacturing refers to a process by which digital 3D design data is used to build up a component in layers by depositing material. The term '3D printing' is increasingly used as a synonym for additive manufacturing. In this regard, strong working links with the Nobel Prize winning graphene group at University of Manchester and the pharmaceutical group at the University of Central Lancashire (UCLAN) have been forged. It is intended that these relationships will provide a suitable environment for important commercial breakthroughs in the fields of customised tablet and pharmaceutical pill printing, textiles, high performance engineering structures and novel solutions for aerospace and automotive applications.
- 2.3. Specifically, Alchemie Technology is developing new technology for pharmaceutical pill printing. Currently all pills are produced with one dose level and this means, regardless of gender, weight, age and severity of disease, every patient is treated the same. It is even more primitive in considering the treatment of children, where, typically a pill is simply cut in half and administered.
- 2.4. The medical industry seeks more efficient healthcare treatments and strives for a customised approach. Alchemie's technology, along with the material science developments at UCLAN has the potential to create a solution to provide on demand, a customised series of 3D printed pills for patients. The technology has been

successfully demonstrated in concept and is now at the stage of developing a solution with the vision of having a customised 3D dispensing printer in every pharmacy globally.

- 2.5. Alchemie's technology is also capable of accurately digitally dispensing a range of functional materials. One of the materials is graphene. Alchemie is sponsoring graphene development at the Chemistry Department at the University of Manchester. The technology used by Alchemie maintains the properties of graphene after printing meaning it can be used to digitally apply graphene to laminated carbon fibre structures for high performance aerospace, motorsport and automotive equipment.
- 2.6. Finally, Alchemie have advanced technology for aerospace and automotive industry paints that decorates exterior bodies of planes and cars. It currently takes six weeks and 14 personnel to paint the vertical tail of an aeroplane. Alchemie is working with the global leading aerospace paint supplier to commercialise the technology to enable a vertical tail of a plane to be painted within one day. Alchemie is licensing the technology to the paint company.

/3 SITE DESCRIPTION

- 3.1. The site is located on land off Higher Road at Blue Bell Farm, to the northeast of Longridge within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It comprises of a former agricultural building which has been converted for use as a laboratory and office (Planning Application Ref. 03/2015/0918). The building also incorporates a car storage garage with associated workshop. It has a stone construction with a roof made from corrugated sheets and is positioned to the west of the site. The site in its wider setting is shown in the aerial image in Figure 1 below.

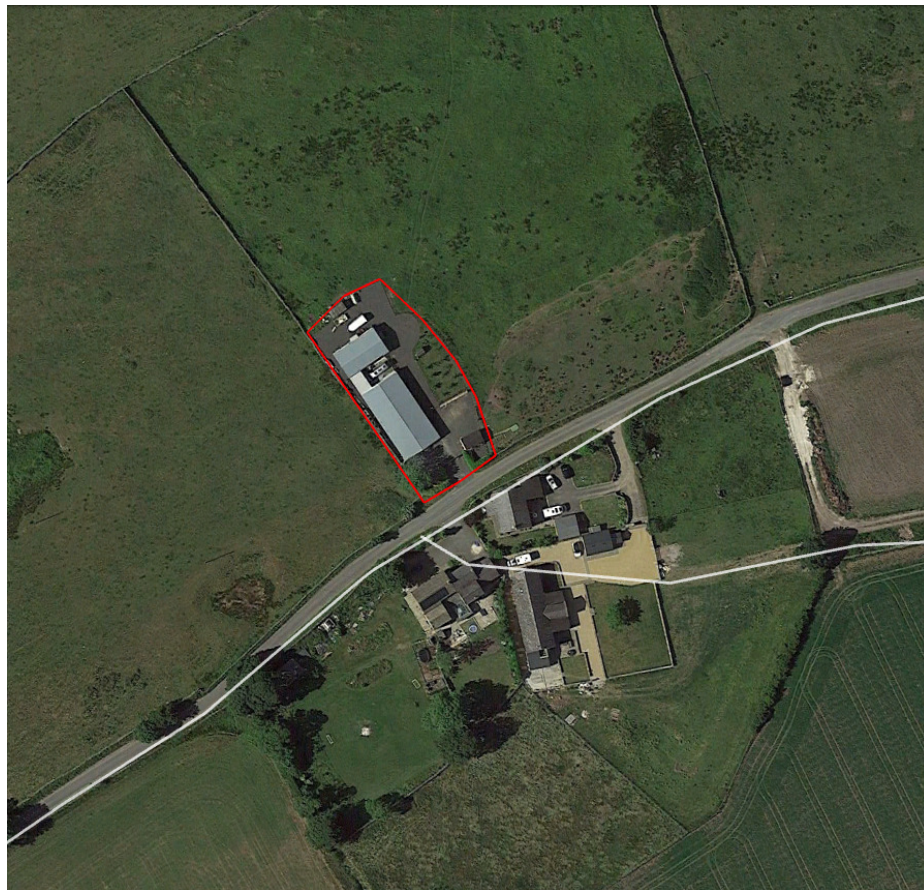


Figure 1: Aerial Image of site (source: Google Image)

- 3.2. The site itself occupies the area of land identified in the Location Plan. It has a total area of 1.96ha (including the land within the blue boundary). The site is bound by dry stone walls. The land surrounding the building is hardstanding, which includes a

parking area. There are some planted trees in a fenced off section to the east of the building. Higher Road is directly to the south, which runs southwest to east. Access to the site is from Higher Road and there are two points of field access from the perimeter fence in the east.

- 3.3. The main settlement of Longridge is situated approximately 2.7km to the southwest of the site. The closest residential dwellings are three properties located to the south beyond Higher Road. These are part of a farm complex that includes High House Farm, High House and Moss Hall. Longridge Golf Course is approximately 430m to the north east and Forty Acre Farm is approximately 490m to the north.
- 3.4. Strategically, the site's location offers good connections to the company's links with UCLAN and the University of Manchester. Similarly, its rural location, as discussed in the subsequent sections, sits comfortably with the client's expectations and confidence in the company, but also the confidentiality sought by the company through the products being delivered.
- 3.5. There are no ecological or cultural heritage constraints associated with the site. There are no listed buildings associated with the site. The closest listed building is located 760m to the southwest, the grade II listed Hills Farmhouse. The development will not affect this building or its setting. With regards to flood risk, the site is within Flood Zone 1 where the risk of flooding is low.

/4 PLANNING HISTORY

- 4.1. A search of the Council's planning register has been carried out to understand the planning history relevant to the site and the proposed development. There is one application considered pertinent to the determination of the proposed development subject of this planning application.
- 4.2. A full planning application was submitted on 17th May 2018 for the erection of one new dwelling with the occupier restricted to employment associated with Alchemie Technology along with an extension to the existing laboratory and office (use class B1a and B1b). The application was withdrawn on 26th June 2018.
- 4.3. This application seeks to resolve concerns raised by the Council during that application which related to the construction of a new dwelling in this location and the need for the owner to be onsite.

/5 PRE-APPLICATION ADVICE

- 5.1. Pre-application discussions took place with the Council in 2017. These discussions revolved around the principle of two new dwellings at the site, the details of design, and the scope of any information that would support an application if submitted.
- 5.2. Following a review of the scheme after receiving the Council's pre-application advice it became apparent that there was no need at this time for two onsite dwellings, and as such, the scheme was revised to a single onsite dwelling. The Council's advice at pre-application was that a dwelling/s on the site for the purpose of the business would only be acceptable if it could meet the financial and functional test set by relevant planning policy, and further information would be required to demonstrate this. As such, following the advice, time was spent gathering such information in order to ascertain whether there is a need for a dwelling or dwellings on site.
- 5.3. No further pre-application discussions have taken place in relation to the new proposal for a live-work unit.

/6 PROPOSED DEVELOPMENT

- 6.1. It is proposed to convert the existing building to form a work-live unit. This will involve an infill element between the two existing main blocks of the building, and a small extension of the laboratory at the southern tip. The dwelling element of the scheme will be occupied by a director of Alchemie Technology, and any occupation would be restricted by a suitably worded planning condition. The site layout of the proposal is illustrated on planning drawing ref. 3109_030, 040 and 050.
- 6.2. As part of the proposed site layout, the existing access will be partly relocated to the east of its existing location. This will allow for sufficient room for the southern extension (discussed below) and an improved parking arrangement for both the commercial and residential use. The access as it currently operates is considered acceptable in terms of safety, and the relocation would not compromise this. Sufficient turning space will still be allowed for, allowing vehicles to leave the site in a forward direction, and it is considered that any additional impact of traffic associated with the proposed development will be negligible.
- 6.3. The extension work comprises of an extension to the south of the existing building and an infill element to the northern aspect of the building. It will allow the existing building to be sectioned into multiple rooms associated with the live-work unit. Details of the layout are provided on planning drawing ref. 3109_040 Proposed Plan and Elevations. The need for the development is set out in Appendix A of this statement, but also summarised and discussed in further detail below. The materials to be used for the extension will be Yorkshire boarding with standing seam metal roofing.
- 6.4. The living area will comprise of 186m² of living floorspace, which will provide a lounge / kitchen / dining area, a utility room, separate WC and two bedrooms with en-suite facilities. The size of the living floor space has been limited to ensure the development proposal is of a suitable scale to the surrounding context and the relevant policies of the Council's Development Plan.

- 6.5. The work area will comprise of 312m² floorspace, which will provide an office area, boardroom, advance manufacturing laboratory, smart textile laboratory, clean room and printhead assembly area.
- 6.6. Parking associated with the dwelling element of the scheme will be provided within an area of existing hardstanding, limiting any protrusion into the surrounding landscape.

Need for the Development

- 6.7. Alchemie currently employs 12 people across three sites (Blue Bell Farm, a site in Cambridge and one in Budapest). There are currently 3 people employed at Blue Bell Farm. As discussed, there are plans to create a North-West centre of excellence for Digital Additive Manufacturing at the site. This would utilise the strong working links with the Nobel Prize winning graphene group at the University of Manchester and the pharmaceutical Group at University of Central Lancashire (UCLAN). The company is developing innovative new digital technologies for a number of applications which includes pill printing, high performance structures and aerospace and automotive decoration. The growth and success of the company depends on those in charge of it, utilising the extensive customer base that currently extends from Japan, China and Europe through to the USA. In this regard, the time differences mean the nature of the work has to be synchronised to various world time zones and therefore access to the laboratory can often be needed at various times in the day and night.
- 6.8. Alchemie is a private company and has invested significant private funds to develop their technology over the last 4 years. It is now poised to accelerate its commercial success across the globe over the next 5 years. Blue Bell Farm will be the centre of continued technological development for its physics and chemistry disciplines. As it commercialises the technology it will set up its own direct high technology manufacturing locally to its technology centre. The nature of the technology and its implementation is such that it is counterproductive to mix technology development with manufacturing disciplines and there is a fundamental need to keep these activities

separate. The proposal is not to grow jobs significantly at Blue Bell Farm, but to create a centre of technology excellence and to use local suppliers as well as setting up its own direct manufacturing operations locally. The jobs created in its local manufacturing operations are likely to be high skilled functions, numbers may reach approximately 30 within a few years. These would not be employed at the Blue Bell Farm site but at a suitably located manufacturing centre. Staff numbers at Blue Bell Farm are anticipated to be at around 5 by 2021 (further business plan data can be provided if required, however, would need to be treated as highly confidential).

- 6.9. In this regard, the nature of the research and development work of Alchemie Technology relies on a high level of confidentiality and the facility requires high security. It is important to satisfy customers confidentiality requirements as well as protecting the type of materials stored in the facility. As stated this is a further reason to avoid mixing technology development with manufacturing and keeping these activities separate. Therefore, the preference is for Alchemie to stay at the site and not to relocate. The site is excellent for retaining confidentiality, and customers who do come to see the laboratory are impressed by its remote location which adds to the customer experience. Such aspects go a long way to building confidence and relationships with customers, especially in customer-funded high-risk technology projects.
- 6.10. It is anticipated that the provision of a live-work unit with suitable occupancy restriction will help ensure the potential of the innovative technology can be delivered through access to the laboratory when and if needed outside of UK time zones, but also ensuring confidentiality and security is maintained and that confidence in these matters can be provided to existing and prospective clients. Whilst dwellings do exist in the surrounding area, none would provide these tangible benefits to the business of being onsite. If the applicant is unable to achieve approval for this application, the company will reluctantly be forced to move to Cambridge, which, as discussed below would be a loss to the borough given the absence of such technologies identified through the Lancashire Enterprise Partnership.

6.11. During the pre-application process for new dwellings at the site (discussed above), the Council made clear that should a planning application be submitted, the application would need to demonstrate both a functional and financial need for a dwelling to be onsite. In this respect, this need is demonstrated and presented within Appendix A to this statement. However, as discussed within the planning policy assessment, the conversion of the building to a live-work unit is considered to meet the tests of the relevant policies without needing to meet the functional and financial need for a new dwelling in the location. Ultimately the need argument focused on:

- The financial impact on the business through not having a house onsite;
- The functional impact on the business of not having a house onsite; and
- Alternatives to a house onsite to address items one and two.

/7 PLANNING POLICY CONTEXT

- 7.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 7.2. *"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."*

Development Plan

- 7.3. In this instance, the Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014). Additionally, key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF) and the emerging Ribble Valley Housing and Economic Development- Development Plan Document (HED DPD).

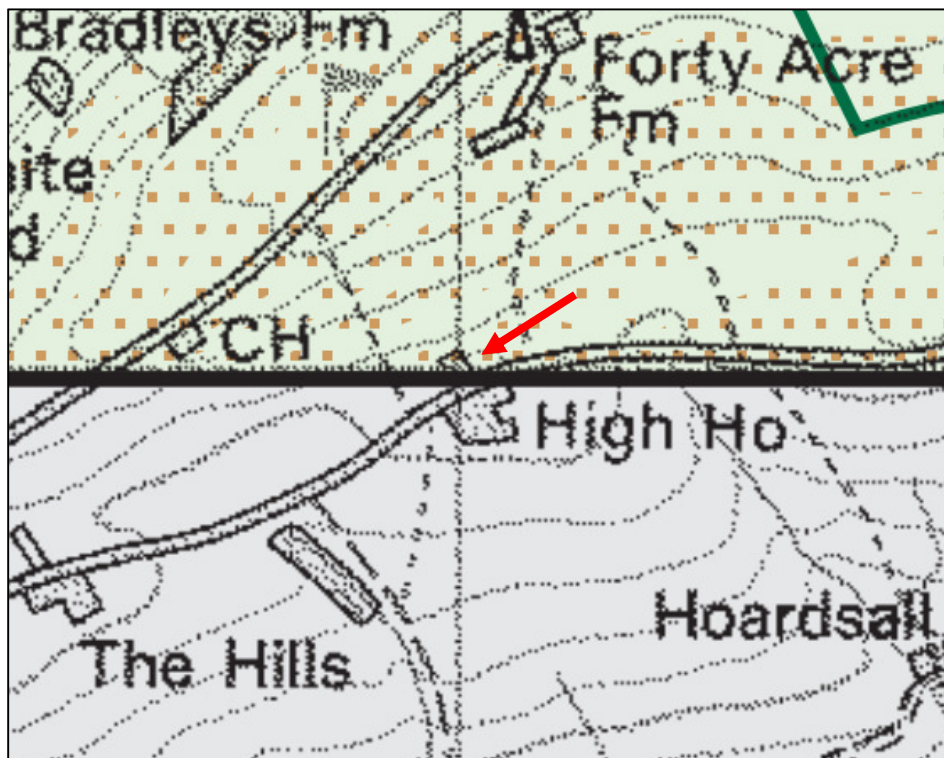


Figure 1: Extract from the draft HED DPD Proposals Map (2016)

7.4. The Ribble Valley Borough Council Core Strategy 2008 – 2028 was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application. The following policies are considered to be relevant to the determination of the application, however they will be afforded weight in accordance with their consistency with the NPPF and this is discussed further in the Material Considerations section of the statement: -

- *Key Statement DS2: Sustainable Development*
- *Key Statement EN2: Landscape*
- *Policy DMG1: General Considerations*
- *Policy DMB1: Supporting Business Growth and the Local Economy*
- *Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses*
- *Policy DME2: Landscape and Townscape Protection*
- *Policy DME3: Site and Species Protection and Conservation*
- *Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings*

Core Strategy

7.5. **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise.

7.6. **Key Statement EN2: Landscape**, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. In the Council's justification for the policy they state that:

"The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquility."

7.7. **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

7.8. **Policy DMB1: Supporting Business Growth and the Local Economy** states that proposals intended to support business growth and the local economy will be supported in principle. It states that the expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape.

7.9. **Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses** sets out the principles for the conversion of barns and rural buildings. It also claims that proposals for the conversion of buildings for employment purposes that include residential development will be carefully accessed. It states that

the AONB management plan should be considered and will be used by the Council in determining planning applications. It sets a criteria based policy in ensuring that the proposed use will not cause unacceptable disturbance to neighbours, has a genuine history of agriculture, is structurally sound and capable of conversion, any additional elements must not harm the appearance or function of the area, the access to the site must be safe, the design must be to a high standard and existing nature conservation aspects of the property should be preserved. With respect for the conversion of buildings that include employment and residential accommodation, the Council will require the submission of a business plan and accommodation should be proportionate to a 60:40, workspace to living accommodation ratio.

7.10. **Policy DME2: Landscape and Townscape Protection** states that proposals which induce significant harm to important landscape or landscape features will not be supported. Such features are outlined as including:

1. *"Traditional Stone Walls.*
2. *Ponds.*
3. *Characteristic Herb Rich Meadows and Pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

7.11. **Policy DME3: Site and Species Protection and Conservation** looks to provide protection for, amongst other things, features of ecological importance. The policy is in place mainly to add further protection to designated sites of environmental and ecological importance, of which the site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts.

- 7.12. **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings** states that planning permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape (i.e. forms part of an already group of buildings), there is no unnecessary expenditure by public authorities for infrastructure, there would be no materially damaging effects on the landscape qualities of the area, there would be no detrimental effect on the rural economy, the proposals are consistent with the conservation of the natural beauty of the area and any existing nature conservation aspects of the structure are preserved.
- 7.13. Additionally, the building to be converted must be structurally sound, of sufficient size without the need for further extensions that would harm the character or appearance of the building, the character of the building and its materials should be appropriate to its surroundings, and the building should have a genuine history of use for agriculture or another rural enterprise.

Material Considerations

National Planning Policy Framework (2019)

- 7.14. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 7.15. The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.

7.16. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; namely economic, social and environmental.

- *a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

7.17. Paragraph 83 regarding 'Supporting a prosperous rural economy' outlines that planning policies should support economic growth in rural areas. It outlines that this can be done through the approval of well-designed new buildings. This proposal will help support the rural economy by assisting in the growth and development of an existing enterprise located in a rural location.

7.18. Chapter 9 of the Framework, Promoting Sustainable Transport, at Paragraph 109 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal now before the council.

- 7.19. Paragraph 124, in relation to design, states that good design is a key aspect of sustainable development. This considers the design principles in detail, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places and landscape better for people.

/8 PLANNING POLICY ASSESSMENT

Principle of Development

- 8.1. Whilst the site is located within the AONB, the principle of the proposed development can be supported under Policies DMB1 and DMB2 of the Core Strategy which support the rural economy. As is clear from the planning history of the site, permission was previously granted (retrospectively) for the existing agricultural building at Blue Bell Farm as a laboratory and office for Alchemie Technology. The support for this can be found under both these policies.
- 8.2. The proposed development would seek to deliver a new work-live unit in the AONB outside of a settlement boundary, which in isolation may be deemed in conflict with Policies EN2 and DMH3. However, the proposal, is needed to support the existing commercial use. There are needs associated with the operations of the business (time zones, confidentiality, security) that impact delivery of this specialist technological sector, that can't be achieved through occupation of dwellings remote from the site.
- 8.3. Directly relevant to the determination is Policy DMH4 which allows for the conversion of barns and other buildings to dwellings, if they're not isolated in the landscape, i.e. they must form part of an existing group of buildings, as is the case in this instance. The building has a history of agriculture, and by virtue of the retrospective application (see previous planning history section) for conversion to a laboratory and office is structurally sound and capable of conversion. The changes to the building are minimal, though do include a minor infill element to the building and an extension to the laboratory to the rear. Neither of the additions are considered to impact on the character of building given the design that is presented within the supporting planning drawings. In this respect, the residential element onsite is considered to be acceptable and compliant with Policy DMH4.
- 8.4. However, should the Council consider conflict exists with Policy DMH4, the scheme is also considered to be compliant with Policy DMB2 that make provisions for the creation of residential accommodation in association with the conversion of buildings for

employment use. Given the existing use is already employment and commercial led, the determining matter in securing residential accommodation is likely to be the need to be onsite (though as discussed above, given the existing cluster of buildings, in principle Policy DMH4 supports the residential use). Like Policy DMH4, given the genuine history of agriculture, the conversion that has taken place and the limited additional elements, the proposal is considered to be compliant with DMH4. Access arrangements are considered to be safe, with improvements through the minor relocation to the east of the site, and the ecological report confirms the negligible impacts of the proposal. Finally, whilst not considered necessary, a Business Plan (**SUBMITTED IN CONFIDENCE AND NOT FOR PUBLIC RELEASE**), along with the information included in Appendix A demonstrate the need to be on site – with the ratio of work space to living accommodation being 62:38 in accordance with the requirements of the policy.

- 8.5. In the absence of the live-work unit it is anticipated that Alchemie Technology will need to relocate from the site and potentially the borough. This would be a significant loss to Ribble Valley, given the site is considered to be part of the advanced manufacturing and digital sectors which are considered priority sectors for the Lancashire Enterprise Partnership¹ and given the 'industrial digitalisation' sector was identified as a national priority in the Industrial Strategy² announced in January 2017. Furthermore, Ribble Valley's latest economic strategy³ notes a low representation of knowledge intensive growth sectors as a weakness. The securing of Alchemie Technology at the site would help to reverse this weakness.
- 8.6. Further to this, with regard to the three strands of sustainable development identified within the NPPF. In terms of economic benefits, the construction of the proposal would offer the opportunity to provide support for existing businesses and suppliers in the area during construction, contributing to the local economy, in addition to expansion of Alchemie Technology itself.

¹ <http://www.lancashirelep.co.uk/the-lancashire-offer/key-business-sectors.aspx>

² <https://www.gov.uk/government/news/pm-unveils-plans-for-a-modern-industrial-strategy-fit-for-global-britain>

³ https://www.ribblevalley.gov.uk/download/downloads/id/6869/economic_strategy_2009-14.pdf

- 8.7. The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment and comprises a compatible use in keeping with the current site use and neighbouring uses in the immediate surrounds of the site.
- 8.8. Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, Tree Preservation Orders, heritage assets or protected species. It is not within an area at risk of flooding as defined by the Environment Agency. It is considered that the proposed development will result in an overall improvement in the visual aspect of the site from the surrounding viewpoints and from the highway, and that there are no significant adverse environmental impacts which arise from the proposed development, including on the AONB designation.
- 8.9. Taking all the matters above comprehensively, it is considered the principle of a live-work unit in this location can be supported.

Design and Technical Considerations

Design

- 8.10. The design of the proposed live-work unit is thought to be well-considered and of a high standard that is reflective and sympathetic to local character. The design has ensured the development is of acceptable scale in the context of surrounding development and enterprise and would not compromise the operation of the business. Policy DMG1 summarises that, regarding the access, any proposals be safe, suitable and consider the potential traffic implications. Such matters were of course considered prior to the submission of the application and it was concluded that the proposals don't constitute any deviation from the existing arrangement which has proved acceptable and safe until now.
- 8.11. The proposed development is contained within land associated with the premises which, in addition to the acceptable scale of the proposed building, ensures the proposal won't be any more detrimental to local amenity. Furthermore, the local

undulating landscape suggests further that development in this location would be low impact, providing the design is acceptable. In relation to the section of the policy which refers to environmental considerations the site does sit within an AONB, however the acceptability of a live-work unit in this location is dealt with under Policies DMH4 and DMV2.

Landscape and Visual Impact

- 8.12. As with policy DME2, it is considered that the supporting information provides sufficient detail as to qualify the proposal's impact as acceptable. Effort has been made as to ensure disruption to existing features is minimal and the development sits well within the existing setting. Therefore, it is considered that this proposal is compliant with Policy DME2 and Key Statement EN2.
- 8.13. The proposal would seek to use materials that are sympathetic to the surrounding development and representative of that of the existing building. The proposed layout and associated elevation drawings detail the intention to redevelop the site in a logical manner which sits well within the existing parameters of the site. The live-work unit would not be of detriment to the AONB.
- 8.14. On this basis, in the context of Key Statement EN2 Landscape, the proposed development is seemingly not in conflict with the Development Plan and therefore this policy would not represent justification to refuse this application.
- 8.15. As per Key Statement DS2, the proposals at hand are both well considered and respectful to the surrounding vernacular and as such the development is not thought to generate any adverse impacts. Based on this and the more extensive guidance outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this key statement.

Ecology

- 8.16. Policy DME3 is in place to mainly add further protection to designated sites of environmental and ecological importance, which this site is not. However, the

overriding theme is that development should be able to mitigate any perceived negative impacts which is the case in this instance. The development is considered in general compliance with Key Statement EN3.

The Planning Balance / Summary

- 8.17. The principle of the proposed development can be supported under Policies DMB1 and DMB2 of the Core Strategy which support the rural economy. The proposed development would seek to deliver a new work-live unit in the AONB, where the proposal is considered to be compliant with the requirements of DMH4, and should the Council be minded to disagree, support can also be found through Policy DMB2.

/9 CONCLUSION

- 9.1. PWA Planning is retained by Alchemie Technology to prepare and submit a full planning application for the proposed live-work unit in association with Alchemie Technology and extension of an existing building, at land associated with Blue Bell Farm, Higher Road, Longridge, PR3 2YX.
- 9.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 9.3. This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed scheme in this context. Section 6 of this statement discusses the planning policy context, and it is concluded that the proposed development is in overall compliance with the relevant policies of the plan.
- 9.4. It is considered that the principle of the development can be supported in this location, and that the development will make an important contribution to the local economy. The scheme is supported by a suite of technical reports and other evidence which clearly demonstrates that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted.
- 9.5. For the reasons identified within this statement, it is considered that planning permission for the proposed development should be granted and the application is commended to the authority.