



JUDITH DOUGLAS TOWN PLANNING LIMITED

53-57 Berry Lane, Longridge PR3 3NH



Full Planning Permission for the demolition of an extension, polytunnels and storage building and erection of extension to existing retail premises use class E, with two new units use class E at ground floor and five apartments above. Conversion of upper floor of existing building to create two apartments.

[Planning Statement](#)
[JDTPL0322](#)

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STATEMENT IN SUPPORT OF A FULL APPLICATION FOR THE DEMOLITION OF AN EXTENSION, POLYTUNNELS AND STORAGE BUILDING AND ERECTION OF AN EXTENSION TO THE EXISTING RETAIL PREMISES USE CLASS E, WITH TWO NEW RETAIL UNITS AT GROUND FLOOR, USE CLASS E AND FIVE APARTMENTS ABOVE. CONVERSION OF UPPER FLOOR OF EXISTING BUILDING TO CREATE TWO APARTMENTS.

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a full planning application for development following a fire at the premises which severely damaged the rear portion of the building and affected the whole of the interior. The damage to the building is so extensive that business has closed, and significant repair and rebuilding is required. In the face of significant upheaval, the applicants have reviewed the whole of the site which extends to from Berry Lane to Warwick Street and have taken this opportunity to consider the redevelopment of the rear of the site. The scheme that has been arrived at will uplift and add vibrancy to the town centre of Longridge securing and expanding the existing retail space. It will enhance the appearance of the Conservation Area. The new apartments provide seven one- and two-bedroom accommodation in the heart of the town centre close to all amenities.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the Ribble Valley Core Strategy (2014), the Longridge Neighbourhood Development Plan (2018-2028) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021). The Levelling Up Longridge Strategic Vision Document has also been considered to in the preparation of this statement.
- 1.4 The Statement should be read in conjunction with the accompanying information:
- 21-043 PL01 B LOCATION PLAN
 - 21-043 PL02 EXISTING SITE PLAN
 - 21-043 PL03 EXISTING GROUND FLOOR PLAN
 - 21-043 PL04 EXISTING FIRST FLOOR PLAN
 - 21-043 PL05 EXISTING ELEVATIONS 1
 - 21-043 PL06 EXISTING ELEVATIONS 2
 - 21-043 PL07 C PROPOSED SITE BLOCK PLAN

21-043 PL08 PROPOSED GROUND FLOOR PLAN

21-043 PL09 PROPOSED FIRST FLOOR PLAN

21-043 PL10 PROPOSED SECOND FLOOR PLAN

21-043 PL11A PROPOSED ELEVATIONS 1

21-043 PL12A PROPOSED ELEVATIONS 2

21-043 PL13A PROPOSED ELEVATIONS 3

21-043 PL14A PROPOSED SITE SECTIONS

21-043 PL15 3D VIEWS

Design Statement

Heritage Statement and Assessment

Bat Survey

Land contamination survey

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site comprises two storey retail premises (two units) which front Berry Lane. The first floor of the retail premises is used as storage, office, staff welfare facilities and a small retail area in connection with Swift's Hardware. The larger of the two retail units, Swift's Hardware, extends out at the rear to Warwick Street and has ancillary retail space within two polytunnels, and yard at the rear facing Warwick Street. Adjacent to this is a storage building which fronts Warwick Street.
- 2.2 The elevation of the building facing Berry Lane is constructed out of coursed natural stone with stone surrounds to the windows whilst the ground floor is taken up by the shop frontages. The roof is covered in blue slate. The rear of the building is constructed out of modern grey concrete brick, attached to this is the existing extension which is in two parts. A single storey flat roofed building constructed in grey concrete brick with a mineral felt roof covering and a single storey building constructed out of concrete block, with a shallow pitched corrugated sheet roof. The elevation facing Warwick Street has artificial stone walls with a roller shutter door in the lower section with corrugated sheet above. To the west of this are two polytunnels clad in green and white stripped sheeting which stand in the yard area. The yard area and polytunnels are separated from the street by grey palisade security fencing. To the west of the yard are two single storey storage buildings built in white painted blockwork with corrugated sheet roof of varying pitches. See image 1.

- 2.3 The wider context of the frontage of the site is the main shopping street of Berry Lane with its variety of shops and businesses. Opposite the site is a petrol filling station and to the rear of this is Booths supermarket. The context on Warwick Street is comprised of the two storey and single storey retail and commercial premises together with the modern bungalows on the south side of Warwick Street. To the east and west are the rear of the two-storey terrace commercial/office premises on Towneley Road and the three-storey former Old Corn Mill building clad in corrugated metal sheeting.
- 2.4 The businesses on the south side of Warwick Street includes Unique Glow-tanning salon and Simply Pilates - Pilates studio. Abode-retail, Tonic Acupuncture - Acupuncture clinic. Warwick Street Motors-vehicle repairs, Advanced Print Solutions-Signs, printing and design. The three storey Old Corn Mill is occupied by Vertigo IT solutions.



Image 1 Warwick Street looking east

- 2.5 The site is within the settlement boundary of Longridge. The frontage of the property is within the main centre boundary. Part of the site which fronts Warwick Street is within an existing employment area as shown on inset 8 of sheet 4 of the HEDDPD proposals map see figure 1. The business listed above are also in the existing employment area as well as the nine bungalows off Towneley Road.
- 2.6 Figure 33 of the Longridge Neighbourhood Plan shows a smaller area as local employment sites number 5 and 6. Site 5 includes the sites of the polytunnels, yard, storage buildings and the Old Corn Mill on the north side of Warwick Street but not the rear portion of the shop.

Site 6 shows the same area allocated as the HEDDPD proposal map on the south side of Warwick except the bungalows are excluded. See figure 2

- 2.7 The site is also within the Longridge conservation area. The main shop premises are identified as being of townscape merit see figure 2 below. There are no listed buildings in the vicinity of the is site. See figure 3
- 2.8 The site is in flood zone 1 and area least likely to flood.

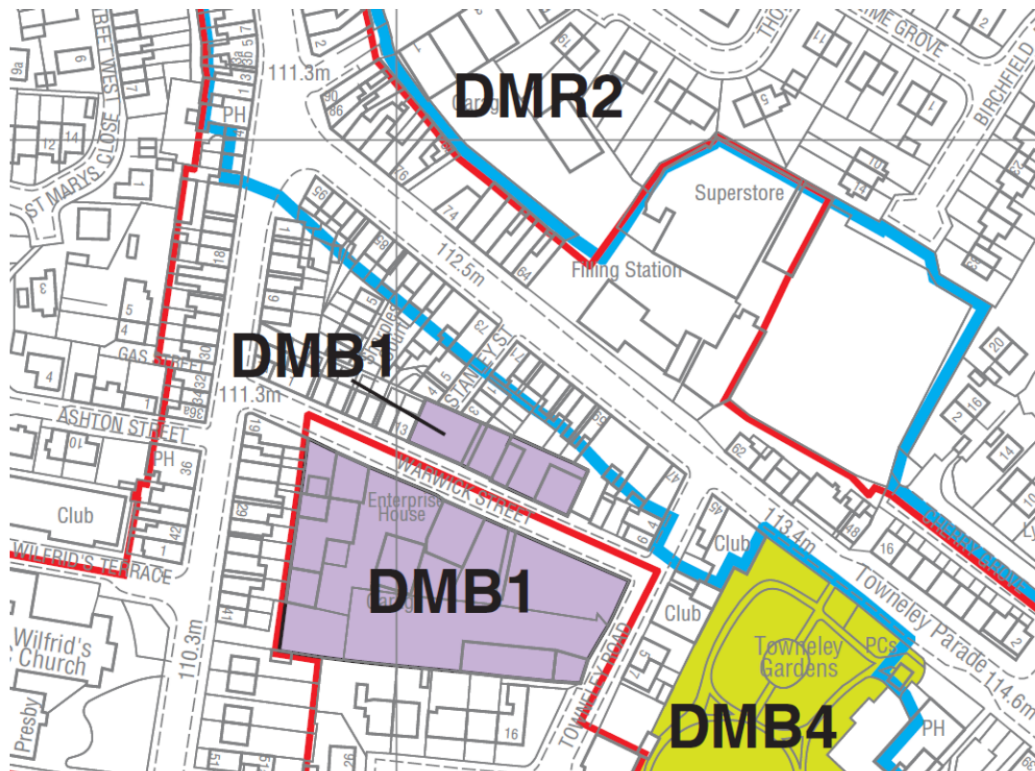


Figure 1 – Local Plan map extract.



Figure 2 – Neighbourhood Plan map extract.

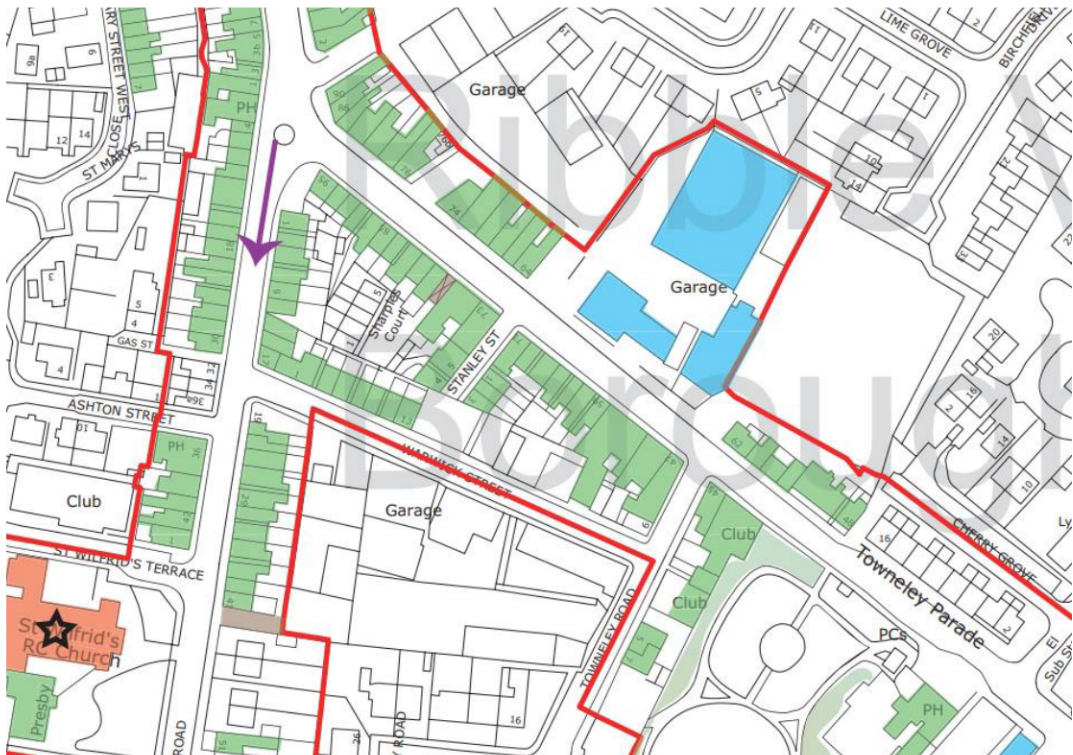


Figure 3 – Conservation Area Townscape Appraisal Map.

3.0 SITE HISTORY

- 3.1 The Council's online planning register indicates that a number of applications have been made at the site in recent history. The table below provides a brief summary of those relevant to this current submission.

Application No.	Description of development	Decision
3/2001/0421	Change of use of garage area to retail floor space	Approved with conditions Date : 20/07/2001
3/2001/0189	Erection of temporary polytunnel structure to rear of building	Approved with conditions Date : 19/06/2001

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The development proposes use class E, commercial, business and service on the ground floor. This includes the existing retail area and two new units in place of the existing storage building facing Warwick Street. There is a service yard area in centre of the site with bin storage. Two one-bedroom apartments are proposed at first floor within the retained Berry Lane building. A further five apartments (four one-bedroomed and one two bedroomed apartments) are proposed within the first and second floors facing Warwick Street.
- 4.2 Overall the development refurbishes the early twentieth century building fronting Berry Lane and renews and replaces the fire-damaged and other buildings with new two and a half storey buildings facing Warwick Street. All of the apartments are provided with cycle and bin storage

5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy, the Longridge Neighbourhood Plan and the National Planning Policy Framework (2021).
- 5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:
- **Key Statement DS1 Development Strategy**– which seeks to deliver a balanced development strategy for the Borough as a whole, prioritising growth within the

established hierarchy of settlements and focusing new development towards existing urban areas.

- **Key Statement DS2** Sustainable development - which reflects the priorities in the national Planning Policy Framework for sustainable development and assures that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- **Key Statement EN4** Biodiversity and Geodiversity -which seeks to conserve and enhance the areas biodiversity and geodiversity seeks to secure high standards of design in new development, supporting schemes which respect urban design principles and reinforce local distinctiveness.
- **Key Statement ENV5** Heritage assets - promotes the conservation and enhancement of the significance of heritage assets and their settings. Seeking benefits that conserve and enhance their significance and avoids and substantial harm to the heritage asset.
- **Key Statement EC2** - Development of retail, shops and community facilities and services, supports development which enhances the vibrancy, consumer choice and vitality and unique character of the areas retail and service centres including Longridge.
- **Key Statements H1, H2, and H3** Housing Provision, balance and affordable housing – sets out the targets for housing provision, promotes a suitable mix of housing and sets out when affordable housing will be required.
- **Policy DMG1** General Considerations- sets out those matters that will be taken into account when considering planning applications including design access amenity and the environment
- **Policy DMG2** Strategic Considerations – supports key statement DS1 and states development should consolidate, expand or round-off development so that it is closely related to the main built-up area of Longridge.
- **Policy DMG3 transport and mobility-** considers amongst other matters the adequacy of public transport to serve the development relationship to the highway network, access for pedestrians, cyclist and those with reduced mobility
- **Policy DME2** Landscape and Townscape Protection -considers elements such as scale, form and materials which contribute to the characteristic townscapes of the area.
- **Policy DME3** Site and species protection and conservation -seeks to protect wildlife species protected by law
- **Policy DME4** Heritage assets- there is a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

- **Policy DMB1** Supporting business growth and the local economy- proposals that support business growth, and the local economy will be supported.
- **Policy DMR2** Shopping in Longridge and Whalley -small scale shopping development of a size intended to serve the needs of the local settlement and its immediate surrounding area will be approved on sites which are physically closely related to existing shopping facilities.

5.3 The following policies of the Longridge Neighbourhood Plan ('the Neighbourhood plan') are relevant to the determination of this application:

- **Policy LNDP3** -Longridge Design Principles- requires good design that responds positively to the local character and distinctiveness of the surroundings.
- **Policy LNDP4**- Conserving and Enhancing Our Designated Heritage Assets. The town's Conservation Areas will be conserved in a manner appropriate to their significance.
- **Policy LND8**- Longridge Main Centre. Support town centre uses in the main centre including retail that serves the needs of the Neighbourhood Area.
- **Policy LND9**-Shop Fronts-requires new shops fronts to reflect the principal character of the area especially in respect of the early twentieth century architecture of many of the original buildings.
- **Policy LNDP14**-Protecting Local Employment Sites. The use of specific sites for business use is supported by the Neighbourhood plan this includes (5) The Old Corn Mill, Warwick Street.

5.4 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

5.5 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.6 Paragraph 86 says that planning decision should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth management and adaptation.

- 5.7 Paragraph 119 advises that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Additionally, paragraph 126 seeks to secure high quality, beautiful and sustainable buildings and places, which is a key component in the pursuit of sustainable development.
- 5.8 Paragraphs 194-208 provides advice on proposals which affect heritage assets. paragraph 197 states that in determining applications local authorities should take into account *“the desirability of new development making a positive contribution to local character and distinctiveness.”*

6 PLANNING POLICY AND EVALUATION

Principle of the development

- 6.1 *“The purpose of the planning system is to contribute to the achievement of sustainable development”* is the opening statement of section 2 of the Framework. The three overarching objectives of sustainable development are:

“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.”

- 6.2 Paragraph 11c) states *“For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay;”*
- 6.3 Section 5 of the Framework focuses on delivering a sufficient supply of homes. It highlights that the Government’s objective is to significantly boost the supply of homes. Paragraph 69 states: *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:....
c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;”*
- 6.4 Section 6 focuses on building a strong, competitive economy. It encourages planning decisions to help create conditions in which business can invest, expand and adapt.
- 6.5 The Planning Listed Buildings and Conservation Areas Act section 72 requires local authorities in their exercise of planning function to pay special attention to the desirability or preserving or enhancing the character and appearance of that area.

Core Strategy and Neighbourhood Plan

Use Class E-Commercial, business and service

- 6.6 The application seeks to reinstate the existing Class E use within the new extension at the rear of the property and provide 2 additional Class E units. Core Strategy Policies DS1, DS2, DMG2, DMB1 and DMR2 support the growth and expansion of commercial and business development in Longridge. Policy DMR2 specifically supports the development of retail sites which are closely related to existing shopping facilities. Neighbourhood Plan policy LND8 supports town centre uses (which includes the uses in Class E) in the main centre area and policy LND14 supports business uses on the application site. In principle both the Core Strategy and the Neighbourhood plan support the proposed Class E use of the site.
- 6.7 A Class E use of the site at ground floor level compliments the existing uses around the site. The frontage of the site to Berry Lane is anticipated to be occupied as two retail uses. This will continue to support the retail offer on the main street and retain vibrancy and vitality of this main shopping street. The proposed reconfiguration of the retail space on the Warwick Street frontage and the replacement of the storage uses with Class E commercial, business and service uses is likely to provide equal or greater employment opportunities within updated premises. Class E uses already exist in the units opposite on Warwick Street. The provision of high-quality Class E units will strengthen the economic activity of this site which is allocated as

an existing employment area in the HEDDPD and as a local employment site in the Neighbourhood plan.

- 6.8 Core Strategy policies DS1, DS2, H1 are all broadly supportive of new residential development within existing settlements. The site is in a highly sustainable location close to public transport and local facilities and services. Policy H2 requires developers to provide as suitable mix of housing. As the development is for less than 10 residential units there is no requirement to provide affordable housing (policy H3). The neighbourhood plan notes that their consultation on the plan revealed concerns about the range of housing which has previously been proposed in the area especially in regard to housing for older and younger people. As the proposal is for modest 1 and 2 bedroomed apartments close to amenities, we anticipate that these residential units would appeal to older and younger people. This will be a positive addition to the mix and range of residential properties in the area. The scheme also makes a small but sustainable and valuable contribution to the Council's 5-year housing land supply and eases pressure on the need to release greenfield sites elsewhere.
- 6.9 For all of these reasons, the principle of new residential development is strategically acceptable in this location, subject to an assessment of the relevant Development Management policies.

Technical considerations

Design

- 6.10 A detailed design statement is submitted with the application which sets out how the development has been designed to replace the fire damaged extension polytunnels and storage building with a building of a more suitable scale and appearance to help rejuvenate Warwick and enhance the appearance of the conservation area. The development introduces new built form which complements, enhances, and enlivens the street scene of Warwick Street.
- 6.11 The proposal for a new 2.5 high storey building reflects the scale of the buildings surrounding the site. The sawtooth style of the Old Corn Mill building is referenced in the design of the new building. This provides interest and variety within the street scene. The contemporary approach and high-quality design lift the appearance of the street, defines the street edge and provides a focal point of the businesses on Warwick Street and will encourage visitors to this part of the town centre.
- 6.12 The materials chosen reflects the palette of materials in the area. The ground floor is proposed in traditional random stone. The use of standing seam zinc cladding is a visual reference to the other commercial building nearby. The development will enhance the character of the

street, local distinctiveness and the townscape generally. The application proposal is therefore compliant with Core Strategy Policy DME2 and Neighbourhood plan policy LNDP3.

Residential amenity

- 6.13 The application site is located within and adjacent to the town centre boundary of Longridge and as described above the proposed uses are supported by the policies of the Core Strategy and the Neighbourhood Plan. The proposed Class E uses are intended to operate during the day and with the possibility of opening into the evening. This is a town centre location where existing residential properties will experience daytime, and some night-time activity associated with town centre uses. Similar residential developments in the town centres elsewhere in the Borough have been considered acceptable in terms of the proximity of residential and commercial uses and it is acknowledged that people living in town centres should expect level of night-time activity.

Visual amenity and outlook

- 6.14 The proposed Berry Lane apartments have their main outlook north towards Berry Lane with only communal circulation space being lit from the south which can be obscure glazed if required. The proposed Warwick Street apartments have been located so that their main elevation fronts Warwick Street. The apartments 1-4 face commercial premises or the gap between the commercial building and the bungalows. The main living spaces are lit from this front elevation. Apartment 5 has a high-level window facing Warwick Street towards the bungalows with a separation distance of 17m. The main living area is lit from the side elevation which faces the rear of Towneley Road at a distance of 13.5m. The GOV.UK website on rates valuation shows that 4 Towneley Road is rated as Office with premises and 6 Towneley Road is rated as beauty salon and premises. Neither property is registered for Council Tax. We conclude that these properties are not occupied as dwellings.
- 6.15 The second-floor bedrooms of the apartments are partly within the roof space. The bedrooms are lit by roof-lights and small dormers which face west and east so that the roof pitch provides privacy between the units, but the windows still afford an open view out of the building. Unit 5 has a rear window which faces towards the rear of the Berry Lane apartments which have only non-habitable room windows.
- 6.16 Given the constraints of the site the scheme achieves a reasonable level of outlook for the proposed residential units and a reasonable level of privacy and separation for the existing residential buildings around the site. It is often difficult to achieve full separation distances within town centre locations and thus a relaxation of the usual privacy distance is often

permitted. The design of the residential units includes gaps between the units at first and second floor so that the façade when viewed from the street or from the rear properties on Berry Lane does not appear as one solid structure. The applicant also owns The Old Corn Mill to the west of the site. It is proposed to relocate the office windows on east side elevation and provide roof-light in the eastern roof slope.

- 6.17 The proposal for all of these reasons affords an acceptable level of amenity, privacy and outlook for existing and future residents and therefore presents no conflict with policy DMG1 in this regard.

Shop Front

- 6.18 The existing twentieth century shop front on Berry Lane is in three parts corresponding to the original three properties, 53, 55 and 57 Berry Lane. The overall design is retained with a minor modification to the create a central access to each shop unit and two display windows at either side. These modest alterations are not in conflict with Neighbourhood Plan Policy LND9, or Core Strategy policies EN5 and DMH4

Conservation Area.

- 6.19 The site is located in the Longridge Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Similarly Key Statement EN5 and Policy DME4 promote the conservation and enhancement of the significance of heritage assets and their settings. In this case the heritage asset is the Conservation Area.
- 6.20 Paragraph 195 of the Framework states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 199 of the NPPF states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (the more important the asset, the greater the weight should be).”*

- 6.21 The heritage assessment notes at 7.3 that *“the rear aspect of the site is considered to be a negative feature of the conservation area overall. The back wall of the two-storey buildings has*

been rebuilt in concrete brick, a material also used for a single storey rear wing, and this material, together with the overwhelmingly modern form of the three commercial buildings, obviously detract from it. The yard between is enclosed by modern galvanized steel security fencing, a further negative feature". It concludes that the buildings at the rear of the site detract from the character and appearance of the conservation area.

- 6.22 The analysis of the impact development on the conservation area in the heritage statement concludes that there will be a small positive impact on the conservation area and building of townscape merit through the improvements to the shop front and the replacement of the upvc windows with wood windows. The replacement of the existing ad hoc collection of modern structures with the proposed mixed-use units will it states, much improve the appearance of this part of the conservation area, through the construction of a unified but varied group of interlinked structures, which would relate positively and sympathetically to the existing neighbouring former historic corn mill to the west. The design of the building is considered to be entirely appropriate for is setting within this part of the conservation area. It concludes that there would be no negative impact on any individual features of the conservation area.
- 6.23 The replacement of the existing buildings with a well-designed high-quality contemporary development will be an enhancement of the conservation area. The proposal meets the requirements of Key Statement ENV5 and policy DME4 of the Core Strategy and policy LNP4 of the Neighbourhood Plan.

Access & highway safety

- 6.24 The proposal is in a highly accessible location close to the town centre. Informal discussions with Lancashire County Council Highway Engineers have indicated that off-street parking is not required in highly accessible locations such as this. It was also confirmed that servicing is acceptable from the street. Each of the apartments have been provided with ground floor cycle storage. The proposal meets the requirements of policies DMG3 and DMNG1 in this respect.

Waste storage

- 6.25 The site layout allows for the safe storage of waste receptacles and provides easy access for the regular Council collections. The development therefor satisfies Policy DMG1.

Ecology

- 6.26 A bat survey has been carried out. A bat report is submitted with the application which concludes that there is no evidence of bats roosting within the building and the building is considered to be of negligible potential for roosting bats. The proposal complies with the requirements of policy DME3.

7 CONCLUSION

- 7.1 This statement has demonstrated that the proposed development conforms to the requirements of the Core Strategy, the Neighbourhood Plan and the National Planning Policy Framework. The proposal will provide high quality commercial class E premises in the heart of town centre clustered with similar established businesses close by. It will provide modest sized homes in a high sustainable location close to all services shops and public transport which would be attractive to younger people starting out on the housing ladder or people wishing to down-size.
- 7.2 The scheme would both preserve and enhance the character and appearance of the conservation area and no negative impact on heritage significance would arise. The development will have an acceptable relationship with the neighbouring residential and commercial properties.