



Land at Chapel Hill, Longridge, Preston, PR3 3JY

Full application for the erection of 4no. commercial units (Use Class E)

PLANNING STATEMENT (INCORPORATING SUSTAINABLE DRAINAGE STRATEGY AND CRIME IMPACT STATEMENT)

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by William Pye Limited ('the applicant') to submit a full planning application for the erection of 4no. commercial units (Use Class E) on land at Chapel Hill, Longridge, Preston, PR3 3JY.
- 1.2. This Planning Statement provides details in relation to the description of the site, the site's planning history and the proposed development. A review of the planning policy of relevance to the site is provided, along with an assessment of the development's compliance with these policies.
- 1.3. The Planning Statement is accompanied by the following plans and reports:
 - Planning Statement including Sustainable Drainage Strategy and Crime Impact Assessment (this document);
 - Design and Access Statement;
 - Ecological Impact Assessment;
 - Contaminated Land Preliminary Risk Assessment;
 - Noise Assessment;
 - Arboricultural Impact Assessment;
 - Transport Statement;
 - Drawn Information:
 - 4021-1 Location Plan
 - 4021-2 Site Plan and Sections as Existing
 - 4021-3 Plans and Elevations as Proposed

/2 SITE DESCRIPTION

- 2.1. The proposed site covers an area of 0.5ha and is located in the settlement of Longridge, to the north of the existing LCC Household Waste Recycling Centre. The site is a cleared area of land that borders Longridge High School's playing field to the east, and residential development to the north and west. To the south is further land that is owned by the applicant.
- 2.2. The site is separated from its surroundings on the boundary edges by vegetation such as hedges and trees, as well as a fence along the western boundary of the site.
- 2.3. The site has a significant change in levels from north to south, with the most northerly areas of the site being around 10m above the lower levels to the south.
- 2.4. A red line boundary plan of the site is provided with this submission and an aerial view of the site within its surroundings is provided at Figure 1 below.



Figure 1: Site outlined in red (source: Google Earth, not to scale)

- 2.5. The site is not located within, or close to, any designated heritage assets and lies within Flood Zone 1, where the risk of flooding is at its lowest.

/3 PLANNING HISTORY

- 3.1 A search of Ribble Valley Borough Council's online planning register has been carried out to determine the planning history of the site which could potentially influence the proposed development. Set out at Table 1 below the available records of applications relevant to the development proposals.
- 3.2 Of particular note here is application reference 3/2019/0573, which established the principle of employment development on land just to the south of the site. The land was considered an appropriate location for employment development within Longridge which was also accepted from an amenity and highways perspective. Given the sites close relationship with this development, the principle of employment development in this location should also be accepted.

Reference	Proposal	Decision and Date
3/2019/1050	<i>Application for the discharge of condition 3 (construction management plan) and condition 4 (surface water drainage scheme) from planning permission 3/2019/0573</i>	<i>Approved 05/03/2020</i>
3/2019/0573	<i>Construction of new offices and workshop with car parking and vehicle hardstanding, fencing and gates</i>	<i>Approved 19/08/2019</i>
3/2004/0978	<i>B2/B8 Industrial storage units and associated car parking</i>	<i>Approved 24/11/2004</i>
3/1997/0567	<i>20m telecommunications column and cabin within 8m x 10m compound with 2.4m high security fence</i>	<i>Approved 18/12/1997</i>

Table 1 – Planning History (Source: Ribble Valley Borough Council Public Access Online)

/4 PRE-APPLICATION ADVICE

- 4.1 Pre application advice has been sought in relation to redeveloping this site from Ribble Valley Borough Council. This advice has reference: RV/2021/ENQ/00057 and was issued on the 22nd of July 2021.
- 4.2 The pre-application response provided a positive response to the proposal and covered issues relating to the site and dealt with the scheme proposed and its general compliance with the Local Development Plan Policies for Ribble Valley.
- 4.3 The response was positive in regard to the proposed use on the site, with no concerns raised in relation to the principle of development given the variety of commercial uses in the surrounding area. Use Class E(g) was considered an appropriate use class for the site.
- 4.4 There was considered to be no impact on visual amenity based on the utilitarian design of the building. Residential amenity would be minimally impacted from development of the scheme due to the landscaped buffer and acceptable facing distances between the residential properties and the proposed buildings.
- 4.5 In terms of technical information, an ecology and tree survey have been requested, which have been submitted as part of the technical information.
- 4.6 A Transport Statement has been provided with the application and no significant highways issues were deemed likely from the development.
- 4.7 A land contamination report has also been submitted.

/5 PROPOSED DEVELOPMENT

- 5.1 The proposal is for the redevelopment of the site in order to create 4no. commercial units. The proposed use of these units are for businesses falling within the new Use Class E, however these would be the more typical former B1(a to c) commercial uses or the current Class E(g) uses. The units will not be utilised for retail or other comparable uses, with no retail impact assessment deemed necessary.
- 5.2 Three of the proposed units will be located to the north east of the site, with a further single unit located to the south west. The design of the proposals seeks to provide functional commercial and office space, albeit internally these could be altered to suit an incoming operator. The units propose simple areas of glazing and large roller shutter doors on each of the units.
- 5.3 Unit 1 will include work/office space over two levels with associated reception areas and W.C. Units 2-4 will include a large room which can be tailored in the future to meet the needs of occupants with associated W.C and storage areas. Refuse areas will be provided on site for each of the units.
- 5.4 Access to the site is to be taken to the south off the existing access road connecting to Chapel Hill. In terms of car parking, each unit will be provided with car parking provision, with a total of 30no. spaces provided in total across the site, with 4 accessible spaces – 1 per Unit. Safe and secure cycle parking will be provided internally for each unit.
- 5.5 In terms of landscaping, new hedgerow is proposed to the north east boundary to soften the developments impact on the neighbouring residential properties. The remainder of the landscaped areas are to be grass, including the banking.
- 5.6 It is proposed that the levels across the site are evened out, through a reduction in the height of the land furthest north in order to create a more level building level within

the landscape. The finished floor level (FFL) of the units is anticipated to be at the same level as the nearby residential properties, or perhaps slightly higher.

- 5.7 Owing to the sites former use as a landfill site, as well as the current industrial setting to the west of the site, it seems logical and sensible that further business uses would be far more suitable on the site, especially when considering it would not be viable to develop the site for residential purposes.

/6 TECHNICAL CONSIDERATIONS

- 6.1 The planning application is supported by relevant technical reports which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These are summarised below.

Phase 1 Geo-Environmental Site Assessment

- 6.2 This report, completed by BEK Enviro Ltd in November 2021 identified potential risks of contamination on site which require additional work to be completed. BEK recommends that window sample boreholes be drilled, and samples be dispatched to a lab for chemical testing. Also, gas monitoring probes should be installed to remain in line with national guidance. Gas monitoring probes should be monitored on six occasions over a three-month period, monitoring should include flow rates, carbon dioxide, methane and oxygen concentrations and water levels.
- 6.3 This monitoring will culminate in a Site Investigation and Contamination Assessment report along with full justification for the assessment and the conclusions and recommendations of the report. The applicant seeks the additional site investigation work to be secured by an appropriately worded condition.

Tree Impacts Report

- 6.4 This report, produced by Bowland Tree Consultancy, assessed the trees and vegetation on site in order to determine the type and quality, as well as the works required to these trees.
- 6.5 The report identified six trees on site, three of which are categorised as Grade U with the others being Grade C1. As such the trees are of low arboricultural value, either being damaged beyond repair or recovery, or having approximately 10 years of safe lifespan remaining.

Acoustic Survey and Assessment

- 6.6 This report, conducted by Martin Environmental Solutions, set about measuring the existing noise levels on site as well as potential noise generation to determine whether noise impacts will affect the surrounding residential properties.
- 6.7 The report shows that should the minimum design specifications within the proposed buildings be adhered to, both the internal and external sound levels at nearby, noise sensitive properties will be acceptable and result in a 'No Observe Effect' on the future residents. As such, the proposed development is acceptable in terms of noise.

Transport Assessment

- 6.8 A Transport Assessment has been undertaken by DTPC in order to understand the transport and highways impact of the development.
- 6.9 The report found that the site, by virtue of its location within the urban area, has a range of facilities within walking and cycling distances for end users. There are no local highway capacity or safety issues present along the road frontage, and the scheme would have little to no impact on the local network. As such, the scheme is acceptable from a view of transport and highways.

Ecological Assessment

- 6.10 An ecological assessment has been completed by BEK Enviro to identify any ecological assets on the site. The report concluded that the level of wildlife on site is limited, with no favourable locations for lizards, bats, birds or small mammals. However, mitigation strategies are suggested to avoid injuring any wildlife that may be onsite during construction.
- 6.11 These matters can be conditioned as part of any approved scheme.

Sustainable Drainage Strategy

- 6.12 The applicant is committed to providing a suitable and sustainable drainage strategy for the site. It is understood that the site lies within a region characterised by slowly permeable seasonally wet, slightly acid but base rich loamy clay and soil, which are not conducive to infiltration. There are no existing water courses either on or close to the development site.
- 6.13 Foul water from the proposed development will be collected and will feed into the existing piped system on-site and discharged into the public sewer that crosses the development site.
- 6.14 Surface Water will also be collected and fed into the existing system on the site that serves the recently completed office and workshop scheme. Attenuation will be provided at an appropriate level, taking into account the climate change. This will ensure there will be no change to the flood risk associated with the development site.

Crime Impact Statement

- 6.15 A Crime Impact Statement has been requested from Lancashire Constabulary to support the planning application. This will be submitted to the Council when received during the determination period. The prevention of crime has been designed into the proposed development, with natural surveillance over the car parking and secure building design for future occupants.

/7 PLANNING POLICY CONTEXT

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"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

7.2 The Development Plan for the application site comprises the Ribble Valley Borough Council Core Strategy 2008-2028 (adopted 2014). Key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (2019), National Planning Policy Guidance (NPPG) and relevant supplementary planning documents and guidance.

7.3 Figure 2 below provides an extract from the Districtwide Local Plan Policy Map for Ribble Valley (1998 – 2014), which shows that the site was previously an allocated industrial employment site, Policy EMP4.

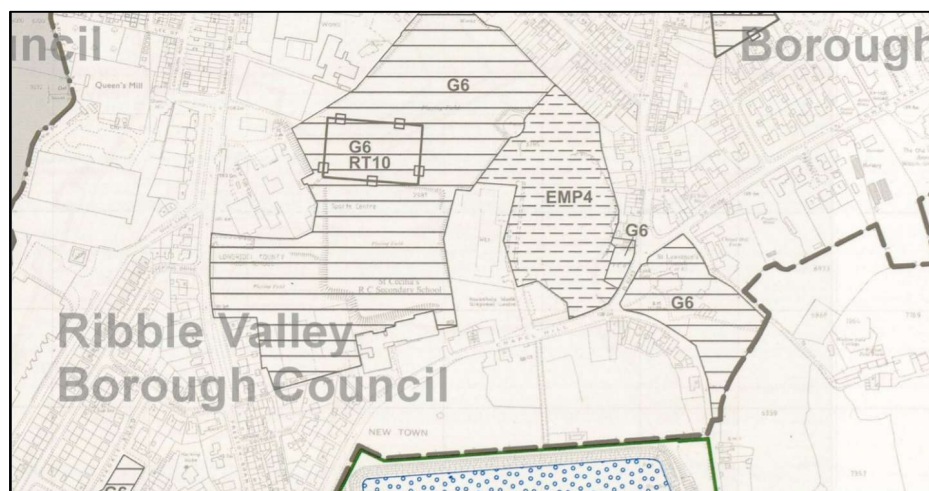


Figure 2: Extract from the 1998-2014 Districtwide Local Plan Policy Map

- 7.4 This Policy has since been replaced with Key Statement EC1 within the Core Strategy and the site is now unallocated, see Figure 3. The site however lies within the defined settlement boundary of Longridge.

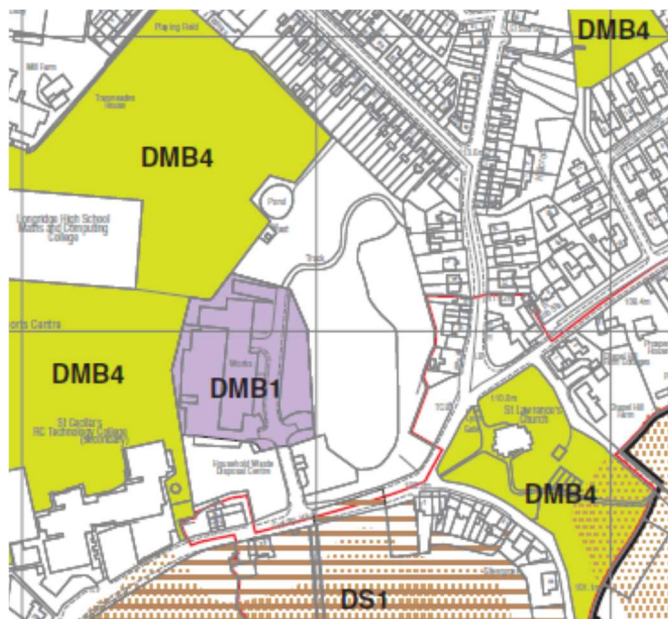


Figure 3: Extract from the Ribble Valley Borough Council Core Strategy Policy Map

Core Strategy

- 7.5 The Ribble Valley Core Strategy sets out the spatial vision and development strategy for the Longridge Area, as well as the wider borough. The following policies of the Core Strategy are therefore considered relevant to the proposals:
- 7.6 **Key Statement DS1: Development Strategy** states that the majority of new development in the borough should be focused on the district centres of Clitheroe, Longridge and Whalley.
- 7.7 **Key Statement DS2: Sustainable Development** states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It 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.

- 7.8 **Key Statement EN4: Biodiversity and Geodiversity** seeks to protect and conserve biodiversity, with negative impacts on biodiversity through development proposals should be avoided.
- 7.9 **Key Statement EC1: Business and Employment Development** states that employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.
- 7.10 Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.
- 7.11 **Key Statement DMG1: General Considerations** states that all planning applications should be of high-quality design; consider access, traffic and parking implications; have regard to local amenity; consider the natural environment; have regard to key infrastructure capacity; and no prejudice future development.
- 7.12 **Key Statement DMG2: Strategic Considerations** states that development should be in accordance with the core strategy development strategy and support the spatial vision. Foremost, development should be focused towards the Principal settlements of Clitheroe, Longridge and Whalley.
- 7.13 **Key Statement DME1: Protecting Trees and Woodlands** states that where applications have an impact on tree cover, arboricultural information will be required to demonstrate how trees on site could be influenced by development.

- 7.14 **Key Statement DME2: Landscape and Townscape Protection** states proposals will be refused which have significant harm on important landscapes or landscape features. This includes protecting hedgerows and trees, alongside townscape characteristics.
- 7.15 **Key Statement DME3: Site and Species Protection and Conservation** seeks to protect and preserve protected species. Developers will be encouraged to consider incorporating measures to enhance biodiversity.
- 7.16 **Key Statement DME6: Water Management** states developments will not be permitted where proposals would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications should include details of surface water drainage.
- 7.17 **Key Statement DMB1: Supporting Business Growth and the Local Economy** supports the principle of proposals which intend to support business growth and the local economy.

Material Considerations

National Planning Policy Framework (2021)

- 7.18 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.
- 7.19 The NPPF sets out 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.
- 7.20 Section 6 of the NPPF provides national policy in relation to building a strong, competitive economy. Paragraph 81 of the framework states significant weight should

be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 7.21 Section 9 of the NPPF seeks to encourage sustainable transport. It states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. As documented, this site has access to nearby Bus Services, while there are facilities for cycle storage on-site, which encourages this mode of transportation.
- 7.22 Paragraph 106(a) requires planning policies to support an appropriate mix of uses across an area, to minimise the number and length of journey needed for employment, shopping, leisure, education, and other activities.
- 7.23 Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.24 Paragraph 132 shows that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

/8 PLANNING POLICY ASSESSMENT

Principle of Development

- 8.1 The application site lies within the settlement of Longridge, which is defined as a 'principle settlement' within Key Statement DS1. Given the site's vacant status and location within a sustainable location within the settlement boundary of Longridge it is deemed to be an appropriate location for commercial development. The proposals would consolidate commercial development in a part of Longridge defined by existing business units to the south.
- 8.2 Both Policy EC1 of the Ribble Valley Core Strategy and paragraph 80 of the NPPF are clear thread running through in relation to employment land. In particular, Policy EC1 notes that the need for employment land is to *"be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably."*
- 8.3 As this area had previously been earmarked in the previous Local Plan as an acceptable area for industrial/commercial development, the creation of commercial developments on this site are considered acceptable. The principle of employment development has also been established on land adjoining the south of the site under application reference 3/2019/0573. The land was considered an appropriate location for employment development within Longridge which was also accepted from an amenity and highways perspective. Given the sites close relationship with this development, the principle of employment development in this location is considered acceptable.
- 8.4 In addition, these further units, if approved, will go a significantly long way to creating much needed commercial space for new and existing businesses in this locality and will further support and boost the capacity for job creation within this area of the Ribble Valley.

- 8.5 In terms of both Key Statements DS1 and DS2, these are both satisfied by the proposed application through the location and setting of the development. Being that the development site is located within the settlement of Longridge, adjacent to an area already earmarked for commercial development. As such, the requirements of the policies are considered to be fulfilled.
- 8.6 In terms of the NPPF, the proposal accords with the principles of sustainable development. 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. It would also contribute to the local economy through the creation of new jobs through the provision of valuable employment uses for the local area.
- 8.7 The social aspect of sustainability is met, in that the proposal will result in the creation of commercial units in a highly sustainable location within Longridge. Careful consideration has also been given to designing a scheme which respects the amenity of nearby residential properties.
- 8.8 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, or protected species. It is not within an area at risk of flooding as defined by the Environment Agency. Taking all these elements as a whole, the proposal is considered to constitute sustainable development as sought by the NPPF.
- 8.9 Moreover, the expansion of businesses is something that is strongly encouraged in the NPPF; helping to achieve the Government's aim of building a strong and competitive local economy (Paragraph 81).

Design and Technical Considerations

Design

- 8.10 Policy DMG1 seeks high standards of design for developments which are sympathetic to existing land uses. The buildings are a standard steel port frame construction, remaining congruent with other buildings of a similar nature on site. Indeed, the buildings fit in well with the recently approved application under ref. 3/2019/0573 for an office building south of the application boundary.
- 8.11 As stated within the plans, a new hedge is to be planted along the northeast boundary, behind the proposed north-eastern building. This will consist of Hawthorn, Blackthorn, Holly, Hazel, and Beech planted in a staggered double row. This will provide screening along the boundary for the residential dwellings located across fence line. The area between Unit 1 and Units 2-4 is to be grassed as well, to provide a more attractive location and improve the amenity of the end users of the site. The topography of the site will also be levelled, with the proposed units sitting lower within the landscape than the surrounding residential properties as to further minimise any visual impact from the site.
- 8.12 These implementations remain in line with Policies DMG1 and DMG2 of the Local Plan, achieving good design across the site and protecting amenity of neighbouring properties.

Highways

- 8.13 Policy DMG1 sets out access related matters, such as traffic and parking implications. A transport statement accompanies the application, confirming there are no highways capacity or safety issues associated with the sites access off Chapel Hill. A total of 30no. car parking spaces are to be provided across the site, providing an adequate parking provision for the proposed units.
- 8.14 Policy DMI2 relates to transport considerations, with developments being located to minimising the need to travel and offer more sustainable means of travel. By virtue of

the site's location within Longridge, the site benefits from close access to a range of local services and amenities. These include a range of services along Market Place within 350m of the north east of the site.

Ecology

- 8.15 Policy EN4 seeks to protect and conserve biodiversity. The application site is accompanied by an ecological survey which demonstrates the site is of limited ecological value. The proposed development will improve biodiversity on site through appropriate planting, whilst the suggested mitigation strategy will also be implemented. This includes the placement of bat boxes and bird boxes once construction has been completed, and widening the hedgerow, planting more trees, including fruit trees and creating a species rich hay meadow area will be beneficial for many species such as ground mammals and herpetofauna.
- 8.16 The proposals are therefore considered acceptable from an ecological perspective in accordance with Key Statement EN4.

Arboriculture

- 8.17 Policy DME1 seeks to protect tree cover and demonstrate how trees impact upon development. A tree survey has been undertaken for the site which demonstrates all trees on site are either class C or U, representing the lowest quality trees. The loss of these trees should therefore be deemed acceptable.

Noise and Amenity

- 8.18 Policy DMG1 details a number of factors relating to amenity, with proposals expected to not adversely affect the amenities of the surrounding area and provide adequate privacy. A Noise Assessment accompanies the application which sets out minimum design standards to ensure the noise from the proposed development is acceptable to

nearby properties. These design specifications will be implemented as part of the development. An assessment of vehicle movements associated with the proposed development has also been undertaken and it has been shown that these movements will not result in any adverse impact, even at night.

- 8.19 The proposals have also been set at a lower topographical level and include hedge planting to ensure the privacy and amenity of neighbouring properties are respected. Taking the above into account, the proposals are therefore in accordance with Policy DMG1.

Flood Risk and Drainage

- 8.20 Policy DME6 seeks to ensure developments do not lead to an unacceptable risk of flooding or exacerbate flooding elsewhere. The site lies within Flood Zone 1 where the risk from flooding is at its lowest. It is proposed that surface water on site will runoff into the public sewer located within Chapel Hill, as similar to the other sites on the site.
- 8.21 Foul water from the proposed development will also be collected by a piped system and discharged into the public sewer that crosses the development site.

Summary

- 8.22 This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework.
- 8.23 Given the site lies within the defined settlement boundary of Longridge in an area defined by commercial development, the principle of development is considered acceptable. The proposals will provide valuable commercial space for the area in a sustainable location, making the best use of a vacant site.

- 8.24 The design of the scheme is considered acceptable, making use of the topography of the site, and planting to shield the proposals from the neighbouring residential properties. The supporting suite of technical information confirms there are no technical constraints associated with the proposed development.
- 8.25 Taking the above into account, it is considered that the principle of the proposed development can be viewed as acceptable, there are no material or technical considerations which indicate otherwise.

/9 CONCLUSION

- 9.1 PWA Planning has been instructed by Mr William Pye to submit a full planning application in relation to the erection of 4no. commercial units (Use Class E).
- 9.2 It is considered that the proposed development is acceptable in principle, providing valuable commercial space with the defined settlement boundary in an area defined by existing commercial development. The proposals will make best use of a vacant site in a sustainable location, whilst supporting economic growth in the Ribble Valley.
- 9.3 This Planning Statement has reviewed the proposed scheme against relevant development plan policy and other planning guidance. For the reasons identified in the statement, we consider the principle of the commercial to be acceptable, in accordance with the Development Plan and the NPPF, and considering the legitimate position for the site.



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