

**17 Redwood Drive,
Longridge,
Preston,
PR3 3HA**

Change of use of the existing dwellinghouse (C3) to a Younger Person's home (C2)

PLANNING STATEMENT
September 2025

REPORT CONTROL

Document type	Planning Statement
Project	17 Redwood Drive
Client	Stepping Stones Care Services Ltd
Job Number	25-2493

Document Checking

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Reviewer	Lydia Harper

Revision Status

Issue	Date
Draft v1	26/09/2025
Final	21/10/2025

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Stepping Stones Care Services ('the applicant') to progress an application for the change of use from a dwelling (C3) to a Younger Persons Care Home (C2) at 17 Redwood Drive, Longridge, Preston, PR3 3HA ('the site').
- 1.2. This planning application is made to Ribble Valley Borough Council ('the LPA') as a full application, relating to the red edge application site boundary defined by the Location Plan.
- 1.3. 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 look to 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.
- 1.4. The Statement should also be read in conjunction with all the documents submitted as part of the application. These comprise the following:
 - Completed Application Form;
 - Existing and Proposed Floor Plans;
 - Location Plan.

/2 SITE DESCRIPTION

- 2.1. The site comprises an existing two storey detached property on Redwood Drive and is currently being used as a residential dwelling. The property is 17 Redwood Drive and is located in the town of Longridge.
- 2.2. The site is accessed directly off Redwood Drive, where the road extends to Willow Parks Lane and then Berry Lane. The site within its context can be seen in the Location plan submitted with this application and is also shown in the aerial image below in Figure 1.



Figure 1: Aerial Image of the site (Source: Google Earth)

- 2.3. There are no ecological constraints associated with the site itself. The majority of the site is located in a Flood Zone 1 as identified on the Environment Agency's flood map for planning and therefore has a low probability of flooding.
- 2.4. In terms of sustainability, the site is approximately a 7 minute walk from Berry Lane, which is Longridge's main high street. Longridge has several amenities, including supermarkets, shops, restaurants, doctors, playgrounds and more.

- 2.5. There are bus stops along Berry Lane that have frequent buses to and from Preston City Centre. Preston also has a train station which connects to nearby cities and the rest of the country.

/3 PLANNING HISTORY

- 3.1. A planning search has been undertaken using the Ribble Valleys planning search facility and there are no applications relating to the site.
- 3.2. However, the following recent planning application has been made relating to a comparable site in Longridge:
 - **3/2025/0614:** Proposed change of use of the existing dwellinghouse (C3) to a small children’s residential home (C2). Approved, 19th September 2025
- 3.3. The approval of this comparable application demonstrates the Council’s recognition of the need for smaller scale children’s care homes within the borough, and provides a clear precedent that such proposals are considered acceptable in principle where appropriately located.

/4 PROPOSED DEVELOPMENT

- 4.1. The proposed development consists of the change of use of 17 Redwood Drive from an existing dwellinghouse (C3) to a children's care home (C2) for one young person aged between 8 and 17 years old. The property is a detached dwelling situated within a residential street.
- 4.2. Internally, the property provides adequate accommodation for the proposed use. Externally, it benefits from driveway parking provision and a garden area to the rear.
- 4.3. The home would accommodate a maximum of one young person residing at the property. Care would be provided by up to two staff members present at any one time, with provision for staff to sleep overnight where required.
- 4.4. Carers will work on a rolling rota basis of two days on followed by four days off. Shift changeovers occur at 9am, at which point a new team of carers begin their shift, ensuring full 24 hour care is maintained at all times.
- 4.5. The property provides sufficient space for staff and visitor parking. The proposed use would not require any extensions, new driveways, or additional infrastructure, and no external alterations to the dwelling or wider site are proposed.

/5 PLANNING POLICY CONTEXT

- 5.1. 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.
- 5.2. The Development Plan, insofar as it is relevant to the application site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) and the Housing and Economic Development – Development Plan Document (2019). Additionally, key policy documents that comprise ‘material considerations’ include the National Planning Policy Framework 2023 (NPPF), and any local supplementary planning guidance documents considered relevant to the proposal.

Ribble Valley Borough Council

- 5.3. **Key Statement DS1: Development Strategy** states that the majority of new housing should be concentrated within the settlements of Clitheroe, Longridge and Whalley.
- 5.4. **Key Statement DS2: Presumption in Favour of Sustainable Development** echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- 5.5. **Key Statement DMI2: Transport Considerations** illustrates that new development should be located to minimise the need to travel, especially by personal vehicle. All new developments should have convenient access to public transport, as well as pedestrian and cycle routes.
- 5.6. **Policy DMG1: General Considerations** states that new development should be of a high standard, being sympathetic to its surrounds.
- 5.7. **Policy DMG2: Strategic Considerations** shows that proposals within the Open Countryside where possible should be accommodated through the re use of existing buildings, which in most cases is more appropriate than new build.

Material Considerations

National Planning Policy Framework (2024)

- 5.8. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.9. 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 proposed 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 strongly supports economic development.
- 5.10. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- 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
 - 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.

- 5.11. **Paragraph 20** states that strategic policies set out an overall strategy for the pattern, scale, and quality of development, providing for the needs of all.
- 5.12. **Paragraph 48** states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made swiftly, and within statutory timescales unless an extension has been agreed with the applicant in writing.
- 5.13. **Paragraph 98** states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 5.14. **Paragraph 135** asserts that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Lancashire Market Position Statement April 2025

- 5.15. The Lancashire County Council Market Position Statement (April 2025) notes that Lancashire already has the highest concentration of children's homes in England. The document explains that, while there is sufficient provision overall, new homes should demonstrate clear benefit for Lancashire children, offer good quality and value, and work collaboratively with the Council.

/6 PLANNING POLICY ASSESSMENT

- 6.1. The application is for the proposed change of use from a dwellinghouse (C3) to a Younger Persons Care Home (C2). There are no policies within the Development Plan that specifically relate to the proposed use of children's care homes. As such, the most relevant policies to the proposal are Policies DS1, DS2 and DMG1.
- 6.2. Key Statement DS1 states that developments that are for identified local needs will be considered in all the borough's settlements. The Market Position Statement issued by Lancashire County Council in April 2025 regarding Children's Care Homes highlights that, despite Lancashire having a high number of registered homes, there remains an ongoing difficulty in securing suitable, good quality and good value homes for some children, particularly those with more complex behaviours. The Statement specifically acknowledges the continuing need for smaller children's homes (caring for three or fewer children) with higher staffing ratios, confirming that such provision is still required locally. The proposal at 17 Redwood Drive represents a positive response to the Council's position by making available a three bedroom property to provide a home for one young person, supported by two staff members on site at all times. In doing so, it reflects the Council's wider strategic objectives of ensuring high quality care in a stable and well supported environment.
- 6.3. Key Statement DS2 sets out the Council's presumption in favour of sustainable development. The site is considered to be in a sustainable location, situated within a residential street and within walking distance of Longridge town centre, where there is a broad range of services and amenities. The property is also close to bus stops along Berry Lane which provide regular services to Preston and wider destinations. Accordingly, the proposal is considered to be consistent with Key Statement DS2.
- 6.4. Policy DMG1 highlights the general principles with which new developments must comply. No external works are proposed and therefore there will be no adverse impact on the character or appearance of the surrounding area. In terms of access, the property benefits from an existing driveway which can adequately accommodate one vehicle and there is also on street parking available. The proposal is not expected to significantly increase vehicle movements beyond that which would reasonably be expected from a family home and therefore no highway concerns arise. With regard to residential amenity, the property lies within a suburban street of detached and semi detached family homes. The scale of the proposed use, limited

to one child with two support staff operating on a rota basis, will be comparable in terms of number of people in the property, typical to a usual family household. As such, it is not considered that the proposal will give rise to unacceptable noise, comings and goings or disturbance, nor will it adversely affect the amenity of neighbouring residents. Finally, as there are no external works, there will be no impact on the environment or infrastructure. Accordingly, the proposal is considered to comply with Policy DMG1.

- 6.5. Policy DMG2 confirms that within the settlement boundaries development should be accommodated through the re use of existing buildings where possible. The proposal is for the re use of an existing dwellinghouse, with no external alterations proposed, and is therefore wholly compliant with Policy DMG2.
- 6.6. There are no ecological or flood risk issues associated with the site. The dwelling lies within Flood Zone 1, which has the lowest probability of flooding, and there are no site designations that would be adversely affected by the proposal.

Sustainable Development

- 6.7. Considering the Framework as a whole, it is important to note that Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it is stated that: "Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)".
- 6.8. Firstly, in terms of economic benefit, Stepping Stones Care Services are responsible for providing high quality, bespoke care at reasonable prices, ensuring that families of all backgrounds are able to access necessary care. As such, the proposal will be an addition to a growing business that provides a wide range of services to a diverse clientele.
- 6.9. In terms of social benefit, the proposed development would result in a necessary addition of care provision for children within the local area. Stepping Stones Care Services will provide a home for a young individual who needs additional care with their day to day lives, helping to improve their quality of life and in turn, their future. The proposed use would be comparable to a typical family home, and therefore whilst providing a much needed use, it will also ensure

that there are no impacts upon the amenity of neighbours, given its operation will be no different to the current use.

- 6.10. The third objective is environmental, as the proposal does not include any new built development or changes to the existing property, the site will remain untouched and therefore there will be no adverse environmental impacts to the site or local area.
- 6.11. Given the above, it is considered that the proposed development would constitute sustainable development in the context of the NPPF and the relevant policies of the Local Plan. Furthermore, the above analysis would also suggest the proposals can be viewed positively in the context of the adopted Development Plan.

The Planning Balance / Summary

- 6.12. This application seeks full planning permission for the change of use of an existing dwelling (C3) to a children's care home (C2) for up to one young person, supported by two staff on a rota basis. The proposal reflects the identified need for smaller, community based children's homes and is consistent with the most recent Market Position Statement published by Lancashire County Council in April 2025, which highlights the ongoing demand for smaller, good quality homes.
- 6.13. The proposed use will operate in a manner comparable to a family household, with no physical alterations to the property and no intensification beyond what is typical of residential occupation. The site is in a highly sustainable location, within an established residential street and close to the services and facilities of Longridge town centre, as well as public transport connections.
- 6.14. The development complies with the relevant policies of the Ribble Valley Core Strategy, including DS1, DS2, DMG1 and DMG2, and aligns with the objectives of the NPPF. It will provide social and economic benefits through the provision of specialist accommodation for young people and the creation of employment opportunities, with no adverse impact on residential amenity, local character, or the environment.
- 6.15. In the planning balance, the benefits of the proposal are clear and significant, and there are no material considerations that indicate permission should be withheld. The proposal therefore

constitutes sustainable development, and planning permission should be granted without delay.

/7 CONCLUSION

- 7.1. PWA Planning is retained by Stepping Stones Care Services to progress a full application for the change of use from a dwelling (C3) to a Younger Persons Care Home (C2) at 17 Redwood Drive, Longridge, PR3 3HA.
- 7.2. The proposal seeks to change the use of an existing residential property to a children's care home, with no physical alterations proposed to the building. The use will operate in a manner consistent with that of a conventional family home, with limited comings and goings that will not give rise to any adverse impacts on the amenity of nearby properties or the wider area. The site is located within a sustainable location and the proposal responds directly to an identified local need for smaller scale care provision. As such, the development is considered to be fully in accordance with the relevant provisions of the Development Plan and the NPPF.
- 7.3. There are no technical constraints which would preclude the development of this site for the proposed use.
- 7.4. The provision of this much needed facility is a material consideration which should be given significant weight in the determination of the application.
- 7.5. Given the above, the proposed development is considered acceptable and should be approved without delay.



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