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Your ref: 3/2026/0207
Our ref: 3/2026/0207/HDC/KW
Date: 09 April 2026

Location: 29-33 Berry Lane Longridge PR3 3JA
Proposal: Proposed change of use from taxi office (Sui Generis) to children's role play centre (Use Class E(d)) including ancillary cafe (Use Class E(b)).
Grid Ref: 363351 437286

Dear Maya Cullen

With regard to your consultation letter dated 23 March 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

Lancashire County Council, acting as the Local Highway Authority, does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site, subject to the following condition being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use from taxi office (Sui Generis) to children's role play centre (Use Class E(d)), including an ancillary cafe (Use Class E(b)) at 29-33 Berry Lane, Longridge.

Site Access

The LHA are aware that the site will continue to be accessed by pedestrians from Barclay Road, which is an unclassified road, subject to a 20mph speed limit. The site does not have any vehicular access.

Parking provisions

The site has no dedicated off-street parking provisions, although there is access to a nearby loading bay, which could support servicing of the building as well as reduce restrictions on the surrounding roads outside of 8 am to 6 pm. It is also acknowledged that whilst there are café facilities on site, these are ancillary to the play centre use and will only be accessible to those already within the site using the play centre.

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Sustainability

The LHA are aware that the development is located in the centre of Longridge, where key local amenities can be found within walking distance, and there is access to sustainable transport modes such as local bus services with bus stops situated in close proximity to the site on Berry Lane. These stop benefits from frequent services to Preston and regular routes to Blackburn, Clitheroe and surrounding villages. This supports sustainable access to the proposed development and reduces reliance on car travel.

A public car park, Barclay Road Car Park, is opposite the site for those who choose to drive. There is also a comprehensive package of Transport Regulation Orders along the nearby roads, which prevent inappropriate parking.

The site would also benefit from the introduction of covered secure cycle storage within the development to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport, which can be utilised by employees.

Operating statement

Little Longridge Role Play Town will welcome around 25 children per session, each accompanied by a parent or carer, with the centre staffed by two to three trained team members who supervise activities and reset the play areas between sessions. Because all visits are pre-booked, there is a reset time between session arrivals and departures are controlled. The town centre location on Berry Lane means many families are expected to walk from nearby residential areas or use the nearby bus services, while those travelling by car can use the surrounding public car parks. Given the controlled visitor flow and strong accessibility by sustainable transport modes, the development is not anticipated to generate any significant highway or parking impacts.

Condition

1. Prior to the first use, cycle storage provisions for the commercial unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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