

Planning Statement:

Proposed Change of Use of a Dwellinghouse (Use Class C3) to Children's Home (Use Class C2) for up to 2no. young people between the age of 8 and up to 18

No.36 Moor Field
Whalley
Clitheroe
BB7 9SA

March 2026



Document Review Schedule

Client:	Toto Group
Report Title:	Proposed change of use of a dwellinghouse (Use Class C3) to a children's home (Use Class C2) for up to two young people between the age of 8 and up to 18 at No.36 Moor Field, Whalley, Clitheroe, BB7 9SA.
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1.0 Introduction

1.1 Hedley Planning Services (The 'Agent') are submitting a proposed change of use application on behalf of Toto Group (The 'Applicant') for the proposed use of a dwellinghouse (Use Class C3) as a children's home (Use Class C2) for up to two young people between the age of 8 and up to 18 at No.36 Moor Field, Whalley, Clitheroe, BB7 9SA.

1.2 The site falls within the Plan boundary of Ribble Valley Borough Council, therefore the Development Plan comprises of policies contained within the Core Strategy 2008-2028 A Local Plan for Ribble Valley (adopted Version) which is a key document that holds weight with this application.

1.3 Ribble Valley Borough Council is a Local Authority within Lancashire County Council (LCC). The Lancashire Children and Young People's Plan 2024-2028 set out the city's vision for children and young people:

"Our vision is for Lancashire to be the best place in the UK and the best place for children and young people to grow up in, to thrive from early years into adulthood."

1.4 The home would be managed by Toto Group, who are a social enterprise, specialising in residential children's care within the Northwest of England. Toto Group shares a passion for providing specialist care, locally, bespoke to the needs of the authority and the child, with an emphasis on stable, loving, long-lasting placements. Toto Group were recently awarded the RISE Social Care Provider of the Year Award 2025 for their excellent work supporting vulnerable children.

1.5 The Ministerial Statement 2023 states that the planning system should not be a barrier to providing homes for the most vulnerable children in society, and local planning authorities should give due weight to, and be supportive of, applications for accommodation for looked after children that reflects local needs.

1.6 This change of use application comprises the following documents:

Document	Reference
Location Plan	NB25_18-01A location plan 1250-A4
Existing Ground Floor Plan and Existing Site Plan	NB25_18-02C ex plans 50-A1
Good Neighbour Policy	Good Neighbour Policy - Toto Group - Homes
Proposed Ground Floor Plan and Proposed Site Plan	NB25_18-03D pr plans 50-A1
Planning Statement	<i>(this document)</i>
Management Plan	Management Plan Moorfield - Toto

2.0 Site Details and Planning History

- 2.1 The application site is situated on the residential street of Moor Field, within Whalley. The site is located within a cul-de-sac and is surrounded by dwellings to the rear, front and adjacent to the east and west.



Figure 1: NB25_18-01A location plan 1250-A4

- 2.2 The A59 runs southwesterly through the centre of Whalley and the A671 runs southeasterly before connecting to the A680, which if followed southwards connects to the M65.
- 2.3 Whalley has several amenities including restaurants, library, and a park and is also home to Whalley Abbey and its grounds.
- 2.4 Ribble Valley's Local Plan states that Whalley, along with Clitheroe and Longridge are regarded as some of the larger Service Centres of the borough and that physical, social, environmental and economic regeneration in these areas will be supported together with existing retail business whilst also ensuring a high-quality retail offer within their areas.
- 2.5 The existing property is a 2-bed detached bungalow, with a lounge, kitchen, garage and a sizeable garden; the property is also accessible for wheelchair users. There are 4no. existing parking spaces to the front of the property. The site is bounded by a brick dwarf wall with hedges to the front, an approximately 1m high close boarded timber fence between the dwelling and No.38 Moor Field, screen planting between the host property and No.34 Moor Field and an approximately 1.8m high screen hedge along the rear boundary between the host

property and the neighbouring property to the rear. It is proposed that the existing dining room will be converted into the staff office/sleep in room.

- 2.6 The closest heritage asset to the application site is the Whalley Viaduct which is located approximately c.700m away.
- 2.7 The Flood Map for planning outlined that the property falls within Flood Zone 1, which is the least sensitive zone.
- 2.8 The application site is not within an adopted designation and allocation within the Housing and Economic Development DPD Proposals Map and is not located within a settlement boundary.
- 2.9 Whalley has a train station located on the Ribble Valley Line which follows a scenic route through the Lancashire countryside. The Ribble Valley line runs from Manchester Victoria northwards through Blackburn within Lancashire and stops at Whalley station before reaching Hellifield in North Yorkshire as the last stop. The station is located approximately a 2-minute car journey or a 10-minute walk from the application site. The number 5 bus route runs past the application site and runs from Chipping to Clitheroe. This bus service operates approximately every hour Monday to Saturday with its service commencing at 06:30am and concluding before 21:00pm in both directions. On Sundays, this service commences after 08:00am and finishes before 19:00pm and operates once every two hours in both directions.

[Planning History](#)

- 2.10 The application site previously submitted a certificate of lawfulness for the proposed use of a (Use Class C3a) dwellinghouse to a children's home (Use Class C3b) for which the planning reference can be found below:

3/2025/0804 | Certificate of lawfulness for the proposed use of a (Use Class C3a) dwellinghouse to a children's home (Use Class C3b) | Refused 31.10.25

[Officer Report for 3/2025/0804](#)

- 2.11 The Officer Report for the previous certificate of lawfulness application at the site recommended that the application should be refused on the following grounds:

The proposed use as described in the application would not fall within Use Class C3 of the Town and Country Planning Use Classes) Order 1987 (as amended). The proposal by virtue of the nature of the use as a children's home involves a change of use from the existing lawful use which is Class C3 to Class C2. Having regard to the nature of occupation and care provision, visits to the property and the property's cul-de-sac location, the proposed development would amount to a material change of use requiring planning permission. Accordingly, a certificate of lawfulness is hereby refused having regard to Section 192 of the Town and Country Planning Act 1990 and an application for planning permission is required.

- 2.12 As such the application was assessed in terms of the degree of materiality that the change of use would have, the appearance and layout and the occupancy, staffing model/rota and vehicular movements that would occur.

2.13 This Full Application seeks to address the previous refusal reason.

Appearance and layout

2.14 The Officer Report stated that given that there would be no internal or external changes to the property, therefore the proposal would not differ from the other surrounding residential properties and there would be no harm caused to the character and appearance of the surrounding area.

Occupancy, staffing model/rota and vehicular movements

2.15 The Officer Report stated that the proposal would require for a change of use/full planning application to be submitted as it was identified that staff changeovers and visits from management would cause there to be a material change of use given that there would need to be a degree of reliance on off-street parking during staff changeover times and visits.

Conclusion

2.16 Overall, it is considered that the matters raised within the Officer Report have been sufficiently addressed through this application. In the Key Matters and Planning Balance section of this statement an in-depth discussion of how the documents submitted within this application will be made and will discuss how each matter has been addressed.

3.0 Proposed Development

- 3.1 This planning application seeks to propose a change of use of a dwellinghouse (Use Class C3) to a children's home (Use Class C2).
- 3.2 The application site would be managed by Toto Group, a family-founded social enterprise with a goal to transform residential children's care. Toto provide residential care and health services for 2no. children aged 8 up to the age of 18, with homes being located within safe, suburban Northwest England communities. The homes also benefit from large gardens and ample parking.
- 3.3 The property would be the primary residence of a maximum of two children will be cared for and supervised at all times by a team of qualified and competent staff who will work in the property on a shift/Rota basis. The children who would live within the home would have learning or physical difficulties.
- 3.4 The submitted Management Plan (*Management Plan Moorfield – Toto*) states that there will be a *maximum* of 3no. members of staff present during the day who will work a 7:30am-10pm shift.
- 3.5 There will be a *maximum* of 2no. members of staff present at night (mixture of waking nights and sleep-ins). For the sleep-in shift, one member of staff will leave and the remaining 2no. members of staff will sleep in at the property. For the waking night shift, an additional staff member would arrive at the property and 2no. members of staff will then leave at the end of the shift. The remaining staff member who has carried out the day shift will sleep in at the property. During staff changeover, there would be a maximum of 4no. cars present at the property which can all be accommodated for within the site.
- 3.6 The site has 4no. parking spaces which will ensure that no vehicles are required to park on the street during the changeover. There will also be occasional visits from visitors/management which will occur during the day, outside of changeover period and they will also be able to park within the site boundary. The children would go to school and have healthcare provided off-site and be driven by staff.
- 3.7 The current property has an existing dining room to the rear of the property, and this is proposed to be changed into the staff office/sleep in room, and no external changes are required to carry this out. There has been 2no. additional parking spaces added to the site so that the site can accommodate space for up to 4no. vehicles.

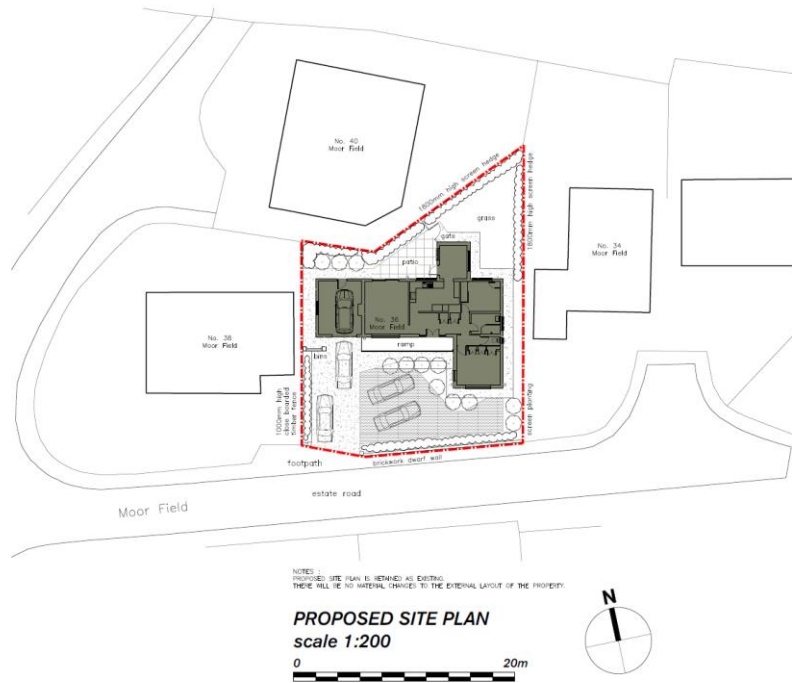


Figure 2: NB25_18-03D pr plans 50-A1

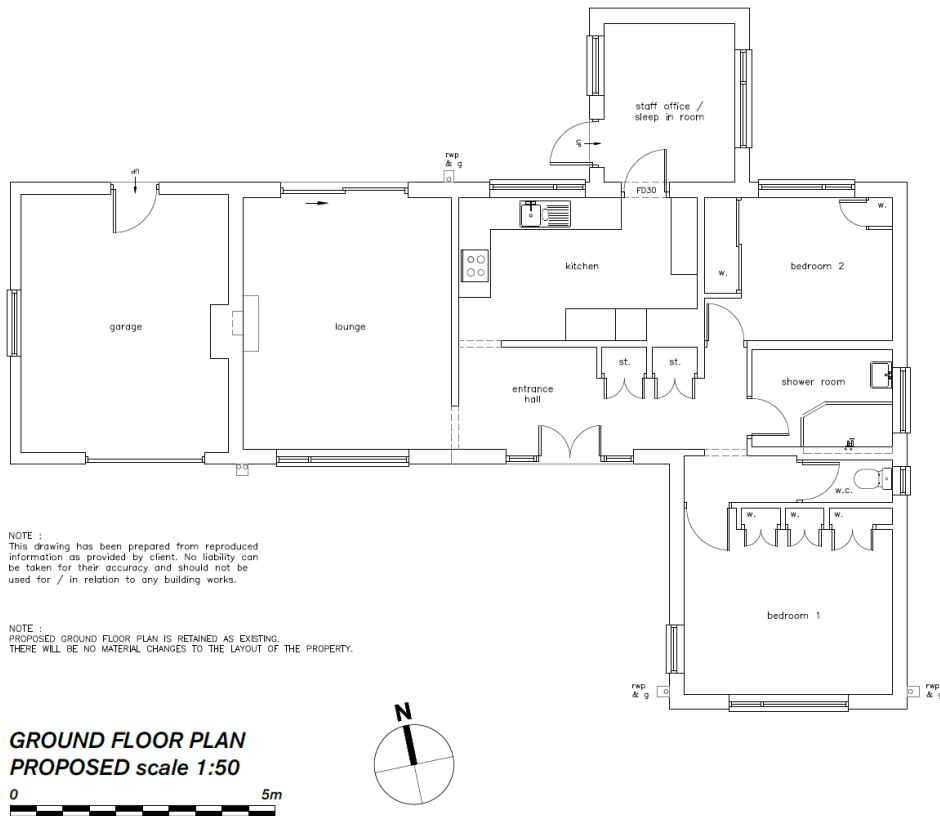


Figure 3: NB25_18-03D pr plans 50-A1

4.0 National Planning Policy Framework (December 2024)

National Planning Policy Framework (NPPF) (December 2024)

- 4.1 The National Planning Policy Framework (NPPF) is the Government’s guide to planning and development within England. The revision, published in December 2024, is a material planning consideration and carries substantial weight in the determination of all applications.
- 4.2 Paragraph 8 of the NPPF sets out the planning system’s three overarching objectives for achieving sustainable development, which are independent and to be pursued in mutually beneficial ways in order to secure net gains across each objective. These objectives are:

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;*

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*

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.*

- 4.3 So that sustainable development is pursued in a positive way, Paragraph 11 sets a Presumption in Favour of Sustainable Development, which all plans and decisions should follow. For decision makers, this means:
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Section 5 – Delivering a Sufficient Supply of Homes

- 4.4 Section 5 seeks to deliver a sufficient supply of homes. Paragraph 63 emphasises that the size, type and tenure of housing needed for different groups in the community, specifically mentioning looked after children, should be assessed and reflected in planning policies.

Section 8 – Promoting Healthy and Safe Communities

- 4.5 Section 8 promotes healthy and safe communities. Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.

Section 9 – Sustainable Transport

- 4.6 Section 9 promotes sustainable transport. Paragraph 115 demonstrates that 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.

Section 12 - Achieving Well-Designed Places

- 4.7 Section 12 seeks to achieve well-designed places, and states that planning decisions should ensure that developments: 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; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; 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 residents.
- 4.8 Paragraph 116 of the National Planning Policy Framework states that *“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, following mitigation, would be severe, taking into account all reasonable future scenarios”*.
- 4.9 Paragraph 135 (c) of the NPPF states:
- “Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.”*
- 4.10 Paragraph 135 (f) of the National Planning Policy Framework states that planning policies and decisions should ensure that developments:
- “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.”*

5.0 Statutory Development Plan

5.1 Section 38(6) of the Planning Compulsory and Purchase Act (2004) remains:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.2 This legal requirement is set out in Paragraph 47 of the NPPF, where planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.3 The site falls within the boundary for Ribble Valley Borough Council, therefore the Development Plan comprises of policies within the Core Strategy 2008-2028 A Local Plan for Ribble Valley (adopted version) and supporting documents.

[Core Strategy 2008-2028 A Local Plan for Ribble Valley \(adopted version\)](#)

5.4 The following Ribble Valley Local Plan key statements and policies are considered relevant to this proposal:

[Key Statements](#)

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement DMI2: Transport Considerations

[Policies](#)

- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport and Mobility

[Other Material Considerations](#)

5.5 The following documents are relevant to the determination of this application:

- Children Act (1989)
- Children Act (2004)
- Planning for accommodation for looked after children Ministerial Statement (23 May 2023)

6.0 Statement of Community Involvement

Introduction

- 6.1 This Statement of Community Involvement (SCI) has been prepared by Hedley Planning Services on behalf of Toto Group to accompany this Full Planning Application for the change of use of the dwelling house (Use Class C3) to a children's home (Use Class C2).
- 6.2 This SCI sets out the full details of the community engagement process and establishes that the planning impacts identified have been addressed. This SCI is to be read in conjunction with the submitted supporting planning statement prepared by Hedley Planning Services.
- 6.3 This public consultation exercise was undertaken by the applicant, which allowed immediate residents to review the proposals and respond with any comments, suggestions or queries they had. The exercise included letters that were sent to local resident's addresses and residents had the opportunity to respond by email, telephone or by sending a letter to the agent.
- 6.4 Undertaking an SCI is not a requirement for a development of this nature or size to be granted planning permission, however, Toto Group sought to positively engage with the community at an early stage to foster good relations with immediate and surrounding neighbours.
- 6.5 Hedley Planning Services consider that the public consultation process best reflects the relevant practice guidance and is most appropriate to the scale of this proposal.

Details of Public Consultation

- 6.6 The NPPF places increased emphasis on pre-application engagement and the front loading of applications in order to resolve issues at the pre-application stage to avoid unnecessary delay.
- 6.7 In line with best practice, a consultation strategy for the current proposals was coordinated to enable effective engagement. Considering size and nature of the development, the consultation strategy included sending letters to residents.
- 6.8 A total of 22 letters were posted on 5 February 2025 to residents within close proximity of the site at No. 15-38 Moor Field.
- 6.9 The consultation letter (see Appendix A) contained details of the proposed development and outlined the intended use of the property once developments were regularised.
- 6.10 Full contact details were provided on the letter so that residents could contact Toto Group if they had any further questions.

Consultation Responses

- 6.11 The letters were posted to 22 addresses surrounding the proposed site. There was a subsequent total of one telephone call response and one response by post.

6.12 The responses sought clarification on the following matters:

- Parking Provision
- Size of the garden/amenity space

6.13 The letter that was received stated *"I would advise that not the majority, but everyone of the residents in the area are against the plan.."*. Therefore, it is interpreted that this letter is sent on behalf of the majority of the addresses that were consulted. There were no comments that were provided in this letter that would be determined as a material planning consideration, These matters included:

- Previously submitting the application under a certificate of lawful development
- Money focused scheme

6.14 This SCI will address comments made by respondents which are of material planning concern in relation to the proposal. These matters include:

- Parking Provision
- Size of the garden/amenity space

[Applicant Response](#)

6.15 The applicant considers that given that the children's home is for a maximum of 2no. children, the size of the rear garden is considered appropriate in terms of amenity space and that it would not be considered any different than whether a child with additional needs was living at the property and it operated under a C3 use. Following from the previous certificate of lawfulness application submitted at the site under application reference 3/2025/0804 it was determined that the site did not have adequate parking provision for the number of staff on site. There has been an 2no. additional parking spaces added to the site which resolves the previous concern over parking provision.

[Summary and Conclusion](#)

6.16 This Statement of Community Involvement (SCI) has been prepared by Hedley Planning Services (the "Agent") on behalf of Toto Group (the "Applicant") to accompany this Full Planning Application for the change of use of the dwelling house (Use Class C3) to a children's home (Use Class C2).

6.17 In accordance with Paragraph 137 of the NPPF, early engagement has taken place with the local community, via public consultation in the form of letters. The aim of the consultation was to provide opportunities for local residents to share feedback and views, which would then be collated and shared with the design team.

6.18 22 consultation letters were posted to residences situated in close proximity to the proposed development site, which provided details of the proposal.

- 6.19 Overall, there were two responses to the consultation letter. There was one response via a telephone conversation to the applicant, and one letter of objection was sent to the applicant on behalf of residents in the area.
- 6.20 The material planning considerations raised throughout the consultation exercise have been summarised into the following issues:
- Parking Provision
 - Size of the garden/amenity space
- 6.21 Undertaking an SCI is not a requirement for a development of this nature or size to be granted planning permission, however, Toto Group sought to positively engage with the community at an early stage to foster good relations with immediate and surrounding neighbours.
- 6.22 It is therefore the view of both the Applicant and the Agent that the proposed development is acceptable, and permission should therefore be granted.

7.0 Key Matters and Planning Balance

- 7.1 This section assesses the proposal in line with the relevant planning policy and material considerations, where the benefits of the proposal are weighed against any potential adverse impacts.
- 7.2 The following matters are considered relevant in the determination of this application
- Principle of Development
 - Highways
 - Residential Amenity
 - Visual Amenity/Design

Principle of Development

- 7.3 This application seeks permission for the change of use from residential dwelling (Use Class C3) to a children's home (Use Class C2) for up to two young people between the age of 8 and up to 18 at No.36 Moor Field, Whalley, Clitheroe, BB7 9SA.
- 7.4 The site falls within the boundary for Ribble Valley Borough Council, therefore the Development Plan comprises of policies within the Core Strategy 2008-2028 A Local Plan for Ribble Valley (adopted version) and supporting documents.
- 7.5 There are no relevant policies within the Development Plan regarding the provision of children's homes. In line with Paragraph 11 of the revised NPPF (2024), the application should therefore be granted permission unless there is a *clear* reason for refusal, or if any adverse impacts would significantly and demonstrably outweigh the benefits.
- 7.6 Paragraph 63 of the NPPF requires the housing needs for different groups in the community should be assessed, with specific reference given to looked after children, such as those who would benefit from this planning permission.
- 7.7 The Written Ministerial Statement from May 2023¹ explicitly states that:
- "The planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children's communities."*
- 7.8 The previous application at the site was for a certificate of lawfulness for the proposed use of a (Use Class C3a) dwellinghouse to a children's home (Use Class C3b). It was determined within the Officer Report that it was considered that the nature of the proposed use would fall within Class C2 opposed to C3(b) and that an application for planning permission would be required. The previous application proposed a children's home for a maximum of 1no. child, however the proposal has been altered to provide the children's home for a maximum of 2no. local children.

¹ <https://questions-statements.parliament.uk/written-statements/detail/2023-05-23/hcws795>

- 7.9 Key Statement DS1 of the Core Strategy seeks to direct the majority of new development to the principal settlements of Clitheroe, Whalley and Longridge as well as the Tier 1 settlements.
- 7.10 Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport.
- 7.11 The application site is not located within a defined settlement boundary, however, the nearest settlement boundary would be of Whalley which is sited approximately c.360m away from the application site. Whalley is identified as a Tier 1 settlement by Ribble Valley Borough Council. The application site is located within a close proximity to the centre of Whalley where there are bus services and a train station within walking distance, therefore, it is considered that despite the application site not being sited directly within a settlement boundary, the close proximity to these key services is considered acceptable.
- 7.12 There are no specific planning policies which relate to the development of Children Homes. Paragraph 11 (d) of the NPPF states that where there are no relevant Development Plan Policies, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.13 The proposal accords with Key Statement DS1 and Policy DMG3 from the Ribble Valley Local Plan and the NPPF. Therefore, the principle of development for this Change of Use application is considered acceptable.

Highways

- 7.14 Policy DMG1 (General Considerations) within the 'Access' section states that proposed development must consider the potential traffic and car parking implications, ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated and to consider the protection and enhancement of public rights of way and access.
- 7.15 Policy DMG3 of the Ribble Valley Core Strategy states that:
- *"All develop proposals will be required to provide adequate car parking and servicing space in line with currently approved standards"*
- 7.16 Policy DMG3 (Transport and Mobility) requires that proposals are well related to the primary road network and can be accessed by sustainable methods of transport. The application site is set within the village of Whalley. The A59 runs southwesterly through the centre of the village and the A671 runs southeasterly past the village before connecting to the A680, which if followed southwards connects to the M65.
- 7.17 Paragraph 116 of the National Planning Policy Framework states that *"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, following mitigation, would be severe, taking into account all reasonable future scenarios"*.

- 7.18 In the Officer Report from 3/2025/0804, it was acknowledged that the existing garage at the site did not meet the required internal dimensions for a garage (6m x 3m) and therefore the garage could not be considered as a parking space as it only measured at 5.05m x 3.9m. The proposed development therefore has a total of 4no. off-street parking spaces, but scope for an additional space which would not meet standard guidance.
- 7.19 The management plan identifies that there will be a maximum of three members of staff on-site at one time. 4no. parking spaces are provided within the site so no on-street parking would occur. The vehicle movements associated with the proposed development would be similar to those of a typical C3 dwelling.
- 7.20 In addition, management may also visit the property on occasion, and this will take place during the daytime.
- 7.21 It has been evidenced therefore would be no adverse impact to highway safety as a result of proposals and the proposal fully accords with DMG1 and DMG3 from the Ribble Valley Local Plan and the NPPF. There are no demonstrable significant adverse impacts upon highway safety.

Residential Amenity

- 7.22 Policy DMG1 (General Considerations) within the 'Amenity' section states that development must not adversely affect the amenities of the surrounding area, provide adequate day lighting and privacy distances, have regard to public safety and secured by design principles and consider air quality and mitigate adverse impacts where possible.
- 7.23 Policy DMG1 of the Core Strategy stipulates that development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature and not adversely affect the amenities of the surrounding area. Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.
- 7.24 Paragraph 135 (f) of the National Planning Policy Framework states that planning policies and decisions should ensure that developments:
- “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.”*
- 7.25 In relation to loss of light, overshadowing and overlooking, the proposed development is considered acceptable given that there are no external changes proposed to the property and there would be no adverse impact on the residential amenity of surrounding neighbouring properties.
- 7.26 The initial risk assessment carried out to assess the property and area discussed the proposal with the local PCSO and they advised that Whalley is a generally safe area with a relatively low crime rate and no significant concerns regarding the home's location. They said that there are occasional reports of minor seasonal youth nuisance, typical for the area, but nothing persistent or serious and that although the home is near Calderstones Hospital, which can

sometimes result in welfare or missing person calls, this is not expected to have a significant impact. Overall, the location presents a low level of community risk.

- 7.27 In relation to the potential noise impact of the development, given that there would only be 2no. children living at the property, it would not be considered that any noise generated from the property would exceed that of a typical C3 use.
- 7.28 In relation to staff movements, the submitted Management Plan (*Management Plan Moorfield – Toto*) states there will be a maximum of 2no. members of staff present at night (mixture of waking nights and sleep ins). For the sleep-in shift, one member of staff will leave and the remaining 2no. members of staff will sleep in at the property. For the waking night shift, an additional staff member will arrive at the property before 2no. members of staff who have been on day duty will leave at the end of the shift. The remaining staff member who has carried out the day shift will sleep in at the property. During staff changeover, there would be a maximum of 4no. cars present at the property which can all be accommodated for within the site.
- 7.29 During staff changeover there will be a maximum of 4no. members of staff present at one time, the site has 4no. parking spaces which will ensure that no vehicles are required to park on the street during the changeover. There will also be occasional visits from visitors/management and this will occur during the day and they will also be able to park within the site boundary.
- 7.30 Movements at the property will be similar to those of a typical C3 use.
- 7.31 Toto Group operates a ‘good neighbour policy’ to ensure that the operation of the home does not negatively impact the surrounding neighbouring properties or the local community. A copy of the Good Neighbour Policy has been provided to support the application (*Good Neighbour Policy - Toto Group – Homes*). In addition, due to the long shifts which operate from 07:30am to 22:00pm for day staff and 21:00pm – 09:00am for waking night staff, this will ensure that there is not a huge changeover of staff in relation to comings and goings to the property.
- 7.32 Therefore overall, it is not considered that there will not be a significant adverse impact in terms of residential amenity upon surrounding neighbouring properties and the proposal would comply with paragraph 135 (f) of the National Planning Policy Framework and Policy DMG1 of the Ribble Valley Core Strategy.

Visual Impact/Design

- 7.33 Paragraph 135 (c) of the NPPF states:

“Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.”

- 7.34 Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

“All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on

visual appearance and the relationship to surroundings, including impact on landscape character.”

- 7.35 The Officer Report from 3/2025/0804 stated that in terms of the appearance and layout of the property, given that there are no proposed external or internal changes at the property, the proposed use would not result in an appearance that differs from other residential dwellings within the street in C3 use and would not impact on the character of the surrounding area.
- 7.36 There have been two additional parking spaces added to the front of the property which is allowable under Class F of the General Permitted Development Order. Hedges along the front boundary have been retained and there are several other properties within the immediate streetscene which have their entire areas to the front of their properties paved over with no landscaping retained or incorporated into the design.
- 7.37 Visual amenity will not be impacted as it is not considered that the partial loss of the front garden and retention of existing hedge feature would visually detract from the character and distinctiveness of the surrounding residential area which currently has multiple properties with no landscaping features.
- 7.38 The proposal fully accords with Policy DMG1 of the Ribble Valley Core Strategy.

8.0 Conclusion

8.1 Having assessed the planning policy context and material considerations, the following planning issues are considered to be relevant to this Change of Use application:

- Principle of Development
- Highways
- Residential Amenity
- Visual Amenity/Design

Conclusion

8.2 Hedley Planning Services are submitting a Full Planning application for a change of use from a (Use Class C3a) dwelling house to a children's home (Use Class C2) on behalf of Toto Group at 36 Moor Field, Whalley, Clitheroe, BB7 9SA.

8.3 The site has recent planning history, most notably:

3/2025/0804 | Certificate of lawfulness for the proposed use of a (Use Class C3a) dwellinghouse to a children's home (Use Class C3b) | Refused 31.10.25

8.4 The Officer report for 3/2025/0804 highlighted that the proposed development was considered material and that the change of use to a residential children's home would require an application for planning permission.

8.5 Following from the refusal of the Certificate of Lawful Development, the applicant carried out a public consultation exercise to engage surrounding neighbouring residents with the proposed development prior to resubmitting for Change of Use application. In addition, 2no. additional parking spaces have been created which allows for improved parking provision to accommodate the staff changeovers.

8.6 This planning statement has thoroughly assessed the proposed development against the relevant local policies within the Ribble Valley Core Strategy and the NPPF.

8.7 It is considered that the proposal would result in no significant adverse or cumulative impacts on residential amenity, highways and visual amenity/design and fully complies with the relevant policies within the development plan and the NPPF.

Appendix A: Consultation Letter

21.1.26

The Occupier

Dear Sir / Madam,

Proposed Change of Use from Residential Dwelling (Use Class C3) to Children's Home (Use Class C2) for up to 2 children, aged 8- 18 years; Re 36 Moor Field, Whalley, BB7 9SA.

We are writing to you to inform you of the upcoming full planning application for the proposed change of use from C3 to C2, in order that we can care for children in need of a home, who have complex learning and physical needs.

The home will be managed by Toto Group, Lancashire County Councils Children's Care Provider of the Year 2025. We work closely with the local authority to identify need and provide homes to children within Lancashire who need the specialist health and residential care that we deliver.

We currently operate two other homes in Lancashire, both of which are graded Good in all areas with excellent feedback from our regulator, other agencies we work with in education and health, and key stakeholders.

The team at Toto are committed to delivering excellent care to children who have the most complex health and learning needs. The home is wheelchair adapted and we work alongside specialist nurses to ensure excellent physical and emotional care for our children.

The application will be supported by a Planning Statement and Application Plans, as well as a Management Plan.

We wanted to inform you of the proposals before an application is submitted and provide the opportunity to share any comments or questions you may have using the contact details below. Please mark your correspondence or identify your call stating it is in respect to the Planning Application at Moor Field.

Your views, wishes and feelings are very important to us. We pride ourselves on our integration into local communities and the positive existing relationships we have with our home's neighbours currently.

Yours sincerely,

Toto Group

info@totogroup.co.uk

www.totogroup.co.uk

0800 368 6857