

A V Town Planning Ltd

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Planning and Design & Access Statement

Proposed Change of Use of former Post Office in part of ground floor
from retail to residential, external alterations to shop front and internal
alterations

Former Post Office
83 The Square
Waddington BB7 3HZ

Prepared by: Alan Kinder Dip.TP, MRTPI

April 2026

Alan Kinder – Director

Valerie Kinder – Director

Company No.
07852064

1. Introduction

- 1.1 This statement is made to support and accompany a planning and listed building application to Ribble Valley Borough Council for the change of use of the former Post Office to form extended living accommodation to the existing flat.
- 1.2 This statement will set out those matters which the applicant considers should be reasonably taken into consideration by the Local Planning Authority in determining the application.

2. The Application Building

- 2.1 This property is Grade II Listed and lies within the Waddington Conservation Area. It is a three-storey terraced property in mixed use with an element of the ground floor previously used some years ago as a Post Office and village shop. The adjoining property No.84 is also Grade II Listed with the listing description as follows for both properties.

“House and shop, late 18th century. Pebble dashed rubble with slate roof. Three storeys, two bays, with paired central doorways with plain stone surrounds. The left hand (house) bay has tripartite windows with plain stone surrounds and square mullions on the ground and first floor. The right-hand bay has a similar window on the first floor, the ground floor now having a large shop window. The second floor has two light windows with plain stone surrounds and square mullions. End stacks.”

3. Relevant Planning History

- 3.1 The most relevant planning history concerns a proposal for the change of use of the ground floor commercial component to residential use and reinstatement of river cobbles to the frontage of the property under reference 3/2024/0289. The application was refused for the following reasons:

1. The proposed change of use of the property’s commercial component to residential use would result in the loss of a site with employment generating potential. In this instance no assessment has been provided with respect to the potential social and economic implications of this. Furthermore, no evidence

has been provided in support of the application to demonstrate that attempts have been made to secure an alternative employment generating use for the application property's commercial component. The proposed development therefore fails to satisfy the requirements of Key Statements EC1 and EC2 and Policies DMB1 and DMR3 of the Ribble Valley Core Strategy.

- 2 The proposal involves retention of the property's existing external projecting shop front which is an uncharacteristic feature in the street scene and reads as a commercial entity. Retention of its existing configuration would be anonymous with the proposed residential use and would fail to represent good design or protect and enhance the character of Waddington Conservation Area or the National Landscape character. The proposed development therefore fails to satisfy the requirements of Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 135(c), 139 and 182 of the National Planning Policy Framework.

4. Planning Policy

4.1 Relevant Policies:

Ribble Valley Core Strategy (CS)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 - Landscape

Key Statement EN5 – Heritage Assets

Key Statement DM12 – Transport Considerations

Key Statement EC1 – Business and Employment Development

Key Statement EC2 – Development of Retail, Shops and community Facilities

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME4 – Protecting Heritage Assets

Policy DMH5 – Residential and Curtilage Extensions

5. Pre-Application Submission and Response

5.1 The proposal was the subject of a formal Pre-Application Enquiry of the Local Authority and a full copy of their formal response is set out at Appendix A. Subsequent to the formal response further dialogue and correspondence was entered into between the parties in order to resolve matters of the detailed design approach with all recommendations being embodied within the Planning and Listed Building applications as finalised.

5.2 Embodied within the Pre-Application submission was correspondence from Trevor Dawsons, the marketing agents, regarding the demand and findings from the marketing exercise. The property has been marketed continuously since the issue of this initial report on findings and a further updated letter is attached at Appendix B providing the current position in terms of marketing and demand.

6. Heritage

6.1 A Heritage Statement has been prepared by Stephen Haigh, a Buildings Archaeologist, which is attached at Appendix C with it's conclusion at para. 8.4 "*No harm would arise from any of the proposed changes, and so the scheme is entirely acceptable in terms of impact on historic environment.*"

7. Conclusion

7.1 This proposal whilst seeking a change of use of the ground floor former commercial aspect of the building to being incorporated within the residential component together with the necessary internal and external alterations to the fabric of the building has been handled in an appropriate sensitive manner which is fully compliant with relevant adopted policy both at National and Local level and therefore we trust that the applications will be viewed favourably.

Appendix A



RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Ben Taylor	Direct Tel:	01200 414200	Council Offices Church Walk Clitheroe Lancashire BB7 2RA
Email:	ben.taylor@ribblevalley.gov.uk			
Our Ref:	RV/2025/ENQ/00107			
Proposal:	Proposed change of use of ground floor retail to residential as an extension to the existing residential property at first & second floor. External alterations to front façade at ground floor level and internal alterations to Listed Building.			
Location	83 The Square, Waddington, BB7 3HZ.			
Date of site visit	9/1/26			
Date:	22/1/26			

Pre-Application Enquiry Response

Dear Mr. Kinder,

I write further to your submission of a request for pre-application advice in relation to 83 The Square, Waddington. The enquiry seeks the Council's views in relation to the following works:

- Proposed change of use of ground floor retail space to residential
- Internal alterations to Listed Building
- External alterations to projecting shopfront

Relevant Core Strategy Policies:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN5: Heritage Assets
Key Statement EC1: Business and Employment Development
Key Statement EC2: Development of Retail, Shops and Community Facilities
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMR3: Retail Outside the Main Settlements

Planning (Listed Buildings and Conservation Areas) Act Section 66 & 72

National Planning Policy Framework (NPPF)

Principle of Development:

The proposal seeks to change the property's ground floor commercial component to residential use. This change of use was previously proposed under application 3/2024/0289 but was not supported in principle on account of the resultant loss of a commercial establishment that would have occurred within a rural village with few amenities and, in turn, the loss of a site with employment generating potential, with no assessment having been provided with respect to the potential social and economic implications of this, and no evidence having been provided to demonstrate that attempts had been made to secure an alternative employment generating use for the property's commercial component.

In response to the above, a marketing assessment has been provided in support of this enquiry.

Policy DMB1 of the Core Strategy states:

'Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

Having regard to criteria point 1 above, the proposed development would be in conflict with the provisions of Policy DMG1 with respect to design, as detailed in the visual amenity section below.

Turning to criteria point 2 above, Key Statements EC1 and EC2 and Policy DMR3 are of relevance with respect to the proposed development.

Key Statement EC1 of the Core strategy states:

'Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.'

In addition, Key Statement EC2 states:

'The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use.'

Furthermore, Policy DMR3 states:

'The change of use of ground floor commercial premises to residential accommodation within the village boundaries will be approved providing it has been demonstrated that the change of use will not lead to adverse effects on the local economy. In assessing any application the council will require the applicant to provide information to demonstrate there is no demand to retain the premises in commercial use.'

In this instance, the submitted marketing assessment shows that the commercial floorspace of the property has been marketed for a period of 12 months by way of advertising on multiple websites, large volume email campaigns and physical signage however analysis shows that interest to let the commercial component of the property has been limited to six enquiries, with nothing materialising from these enquiries due to various factors (drainage requirements rendering the uptake of the space as unviable, limited floorspace on offer, uses proposed that would be inappropriate within a residential setting).

These findings together with the period of vacant use suggest that the proposed change of use would be unlikely to result in any adverse impacts upon the local economy. Furthermore, the above findings suggest that retention of the property's existing commercial floorspace does not appear to be viable, and that no discernible demand exists. As such, this evidence would help support a case that the proposed development raises no measurable conflicts with the aims and objectives of Key Statement EC1 and EC2 and Policy DMR3 and could therefore satisfy criteria point 2 of Policy DMB1.

Having regard to criteria point 3 of Policy DMB1, whilst there would be no obvious environmental benefits to the local community from the proposed change of use of the application property's commercial floorspace, sole residential usage of the application property would likely result in fewer comings and goings to and from the property when compared with the activity levels that would arise from a continued mixed use. As such, it could be argued that a de-intensified use would deliver a minor enhancement to the amenity of neighbouring residential receptors. As such, the proposed development is considered to be broadly compliant with criteria point 3 of Policy DMB1.

Turning to criteria points 4 and 5 of Policy DMB1, and as conveyed above, the social and economic impacts that could potentially arise from the loss of employment opportunities associated with the proposed change of use are considered to have been documented within the submitted marketing campaign which also shows that attempts have been made to secure an alternative employment generating use for the property's commercial component. The proposed development could therefore satisfy criteria points 4 and 5 of Policy DMB1.

Taking account of all of the above, it is now considered that the proposal could satisfy criteria points 2-5 of Policy DMB1 but it fails to satisfy criteria point of Policy DMB1 due to the conflict with Policy DMG1 with regards to design (see comments in Visual Amenity/External Appearance section of this response).

Impact Upon Listed Building:

Policy DME4 of the Core Strategy states:

'Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'

In addition, *Guidance on Alterations to Listed Buildings (IHBC, 2021)* states:

'Proposals for sub-division should be confined to an absolute minimum...all work affecting historic fabric should be undertaken in a manner that is readily reversible.'

In this instance, the proposal seeks to make internal alterations to the property at both the ground and first floor level. The changes proposed to the ground floor level would be minimal in terms of scope comprising the removal of two doors, reorientation of an additional door and formation of a modestly sized partition at the property's front entrance therefore the existing plan form of the building would remain legible following these works and are therefore considered to be acceptable, subject to further evidence being provided to demonstrate that any doors to be removed are non-historic (or if historic, are beyond repair).

The alterations proposed at the first floor level include the insertion of two new door openings to serve the property's living room area and the subdivision of the property's kitchen and dining areas to form a dressing room, hall and ensuite bedroom. These works are considered to amount to an excessive quantity of subdivision relative to the existing layout in place (from two cells to four) and as such would need to be reduced in order to maintain the existing plan form as legible and align with the objectives of Policy DME4 and historic guidance outlined above. This could be achieved through maintaining a single space in place of the proposed dressing room and hall areas.

Additionally the proposal comprises external alterations to the property's historic shopfront which are not considered to be sympathetic to the historic character of the Listed Building (see comments in Visual Amenity/External Appearance section of this response).

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Waddington Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Waddington Conservation Area Appraisal (2005)* identifies the following elements as contributing to the Conservation Area's special interest:

- Coronation Gardens running alongside the Waddington Brook
- Meadows and working farms within the heart of the village
- Attractive footpaths that follow the village's numerous water courses
- Numerous historic buildings

Northwards views towards St. Helen's Church and Waddington Methodist Church and Southward views from the junction of West Bradford Road and Branch Road are denoted as Key Views on the Waddington Conservation Area Map. Threats to the Conservation Area are listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

In this instance, the principal elevation of the property accommodates a projecting shop front which is an uncharacteristic feature in the streetscene that reads as a commercial entity reflective of the historic use of the property. Previous application 3/2024/0289 sought to retain the property's projecting shop front for residential use however its retention for residential purposes was considered to be uncharacteristic and anonymous with the proposed use, which in turn was not considered to form the basis of development that would protect or enhance the character of the conservation area. The Council has since been presented with evidence which identifies the projecting shopfront as having been in place on the property for approximately 125 years. Consequently, the Council would be willing to consider a proposal for retention of the shopfront for residential use however the current proposal comprises alterations to the historic shopfront which are still considered to be uncharacteristic and anonymous with the conservation area (see comments in Visual Amenity/External Appearance section of this response).

Accordingly, it is considered that the proposed development would fail to enhance the character and appearance of the Waddington Conservation Area. As such, the proposed development would fail to satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'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'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the property incorporates an existing residential use within its first and second floor and within part of its ground floor therefore it is not considered that the proposed conversion of the property's commercial floorspace (which currently occupies approximately half of the property's ground floor space) would intensify the residential use of the property to the point whereby this would be of detriment to the amenity of any adjoining neighbouring residents. In any case, loss of the property's commercial floorspace would likely result in fewer comings and goings to and from the property.

Taking account of the above, it is not considered that the proposed change of use would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

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'.

Policy DMG1 of the Ribble Valley Core Strategy provides 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.'

With respect to development within Areas Of Outstanding Natural Beauty (now known as National Landscapes), Paragraph 182 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

In this instance, the proposal seeks to make external alterations to the property's shopfront. As conveyed earlier in this response, the Council has been presented with evidence which identifies the projecting shopfront as having been in place on the property for approximately 125 years. In light of this, the Council could support a proposal which retains the existing historic lean-to shopfront structure with alterations to the front opening only to make it more compatible with a residential use. This could include introducing a low stone-built wall and higher window cills to match that on the adjacent property (the wall / cills shown on the proposed plan looks to be higher than the adjacent property and should be lowered). If there is an alternative design that you would like the authority to consider before an application is submitted then we can look at this.

The development proposed under this enquiry seeks to alter the current structure to a flat roof profile which the Council could not support, being a new structure with no evidential historic value that is at odds with the surrounding built form and which would fail to preserve or enhance the character and appearance of the building and the visual amenities of the surrounding National Landscape. The proposal in its current form would therefore fail to satisfy the requirements of Paragraph 135 (c), 139 and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Highway Safety:

Whilst no immediate concerns are identified, the Local Highways Authority do not engage in the Council's pre-application service as they offer their own service, for full details of this please visit the Lancashire County Council website.

Landscape/Ecology:

Protected Species

Retention of the projecting shopfront as advised earlier in this response would carry no requirement to break into the roofspace of the shopfront therefore if the existing mono-pitch roof profile is to be retained as advised then no bat survey would be required in support of a formal planning application submission.

BNG

This is a new legislative requirement for most development from 2nd April 2024. For further information on this, including information on exemptions, please see:-

Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)

Meet biodiversity net gain requirements: steps for developers - GOV.UK (www.gov.uk)

Biodiversity net gain: what local planning authorities should do - GOV.UK (www.gov.uk)

Drainage:

Changes to national flood risk mapping were launched on 25th March 2025, and the new maps – referred to as 'NaFRA2 - National Flood Risk Assessment 2' - represent an updated flood risk assessment model. As well as the maps showing flood zones 2 and 3 they also show rivers and sea flood risk (with and without defences) and surface water flood risk, for the present day and with climate change. The NPPG confirms these new maps are a material consideration in planning decisions in determining whether a flood risk assessment and flood risk sequential test is required. To access this please view:- <https://flood-map-for-planning.service.gov.uk>

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission. Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage. The below link is to the Council's recently adopted Validation checklist.

[Adopted Validation Checklist August 2023 – Ribble Valley Borough Council](#)

Conclusion:

The proposed change of use of the property's commercial floorspace to residential use now appears to satisfy criteria points 2-5 of Policy DMB1 but the suggested external changes proposed to the ground-floor shopfront design fails to satisfy criteria point 1 of Policy DMB1 due to the conflict identified with Policy DMG1 (and EN5 and DME4). In addition, the extent of internal subdivision proposed is not considered to preserve the significance of the listed building.

In terms of moving forward, consideration would need to be given towards the following:

- Retain the existing mono-pitched roof profile on the property's projecting shopfront with alterations to the front opening only to make it more compatible with a residential use. This could include introducing a low stone-built wall and higher window cills to match that on the adjacent property
- Reduction to the proposed quantity of internal subdivision by way of maintaining a single space in place of the proposed dressing room and hall areas

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal / site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Completed application form (Planning Consent and Listed Building Consent)
- Red edged Location Plan: at a scale of 1:250 or 1:2500, showing North arrow (Planning Consent and Listed Building Consent)
- Existing & proposed site plans: at a scale of 1:100 or 1:200 (Planning Consent and Listed Building Consent)
- Existing elevation and floor plans: at a scale of 1:50 or 1:100, dimensioned (Planning Consent and Listed Building Consent)
- Proposed elevation and floor plans: at a scale of 1:50 or 1:100, dimensioned (Planning Consent and Listed Building Consent)
- Sectional Details typically 1:20 (Listed Building Consent)
- Existing and proposed streetscene drawings (Planning Consent)
- Design and Access Statement (Planning Consent and Listed Building Consent)
- BNG Report / matrix or clear information on exemption (Planning Consent and Listed Building Consent)
- Heritage statement (Planning Consent and Listed Building Consent)
- Method Statement (Listed Building Consent)
- The appropriate application fee (Planning Consent)

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission. Therefore, you may wish to consider providing a greater level of information at the outset for the Council to

assess, including providing specifications / photos / samples of the replacement doors and windows, in order to avoid the need for such conditions.

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

There are three possible options for the submission of the above documents:

- Online through the Planning Portal (recommended)
- By email to planning@ribble.valley.gov.uk
- By post or in person to the following address:

Economic Development and Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely,

Ben Taylor

Senior Planning Officer

Appendix B

Directors

Caroline E. James BSc (Hons) MRICS
Michael J. Cavannagh BLE (Hons) MRICS
Jason B. Rawson BSc (Hons) MRICS
Ian C. Whiteside BSc (Hons) FRICS FCABE

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Mr G Cottam
83 The Square
Waddington
Clitheroe
BB7 3HZ

1st September 2025

MC/KC

Email: michael@tdawson.co.uk

Dear Garry,

83 The Square, Waddington, Clitheroe, BB7 3HZ

I refer to your instructions and am pleased to provide you with our report in respect of marketing the retail unit.

We were originally instructed by yourself on the 1st August 2024 to market the ground floor lock up shop unit.

Following an inspection with yourself and receiving instructions details were prepared and a copy is attached to this letter.

Marketing was then undertaken on your behalf with details being circulated extensively by various means to include the following:-

1. Details were placed on our website. A screenshot is attached.

When properties are placed on our website this generates an email notification to all parties who have expressed interest in properties of a certain type. Generally up to 1,000 emails can be sent out to parties who are registered.

2. Zoopla.

Details are automatically placed on Zoopla. Again a screenshot is attached.

3. Rightmove.

Details are also uploaded to the Rightmove website and again a screenshot is attached.

A "To Let" board was placed within the frontage of the property to further generate enquiries from passing traffic.

Over the course of our instruction we have received various enquiries for the property which are detailed on the attached schedule.

Various uses were inappropriate for the building which include a bar. This use would not have been accepted by yourself as occupiers of the residential accommodation to the rear.

The property is a Listed building and there is no water or drainage to the area that we have endeavoured to let. This has been a detriment to trying to let the property as the costs of providing such services would be totally uneconomic given the rental that could be achieved.

The fact that the property is a Grade II Listed building would also suggest that various heritage consents would be required to undertake any works which would add further expense.

Details have been regularly sent out via electronic mailing campaigns and they have been continually on our website, Zoopla and Rightmove.

During the course of our instruction it has become apparent that there is little demand for the property as a retail unit and also the costs of providing water and drainage make any letting unviable.

Despite its prominent position within the village the lack of demand highlights the limited need for additional retail or commercial space in this location particularly given current market conditions and the broader shift in shopping habits.

Importantly this property is a Listed building and it is in the best interests of both the community and heritage conservation that it remains in a sustainable use. Prolonged vacancy could lead to deterioration which would be both costly and regrettable from a heritage preservation stand point.

Conversion to a residential use represents a sympathetic and practical solution that would help to secure the long-term future of the building while contributing positively to the character and vitality of the village. Residential use is also in keeping with the surrounding properties.

Conclusion

We are therefore of the opinion that an alternative use would be more appropriate for the property and would give clear benefits to the village and the preservation of this historic asset.

Yours sincerely,



MICHAEL CAVANNAGH BLE (Hons) MRICS

Alan Kinder

From: Michael Cavannagh <Michael@tdawson.co.uk>
Sent: 24 April 2026 12:05
To: Alan Kinder
Subject: The Square Waddington

Morning Alan

I refer to our recent telephone conversation and can confirm that since our letter of 1 September 2025 we have continued to keep the above property on our website for marketing purposes.

Whilst we have continued to receive various enquiries, none have progressed their interest and at present there is still no interest in the property for commercial uses

Our advice and opinion remains as per our letter in that the property would be now more suitable for conversion to residential purposes.

Regards

Michael Cavannagh BLE (Hons) MRICS

Director

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