

Design & Access Statement
&
Supporting/Management Statement

For-

**Proposed change of use from dwelling house (Class C3) to residential children's home
(Class C2) for one child aged 4-18**

-At-

2a Monks Drive, Longridge, Preston, PR3 3FR

-For-

Hopscotch Care Ltd

June 2026

Summary

This is a resubmission of the 2026 planning application which was refused for the following reasons:

01: The proposed change of use of the application property, by virtue of the increase in activity levels that would likely occur within and around the property, is considered to amount to an intensification of activity at the site that would adversely harm the amenity of the occupiers of neighbouring properties. The intensification of vehicles associated with the development and the reliance on onstreet parking during staff changeover and visits would be to the detriment of the amenity of neighbouring residents, contrary to paragraph 135 (f) of the National Planning Policy Framework, Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

02 The proposed change of use is considered to result in an intensification of the use, without sufficient off-street parking provision. The estimated vehicle numbers and frequency of staff changeover would likely lead to a reliance of on-street parking, to the detriment of highway safety, contrary to paragraph and 116 of the National Planning Policy Framework and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

This application seeks to address those concerns.

The scheme is reduced so that the property will only house 1 child at a time. As such staff numbers are reduced to either 1 or 2 members of staff. This reduces noise, traffic and parking need. At changeovers the worst case scenario is 4 members of staff plus 1 child.

However, we retain the plan that increased off street parking, with two additional spaces provided within the garden despite the reduced need. These could be provided as Permitted Development currently for the dwelling as long as the material were porous/permeable. The creation of a new drive onto an unclassified road would also not need permission. However, with the proposed new space every staff member would have access to an off road parking space. There would be no need for on street parking to be used. There was no objection to the proposal from the Highways Authority.

All spaces are measured at 2.4m x 4.8m minimum. The existing spaces also meet this measurement and are shown on the scale plans.

5 options for parking were considered and are shown in the 'Parking Options' document. All options retain the existing parking space in front of the garage as it was felt visually removing this space would be incongruous.

Option 5 is considered to be our preference for the following reasons:

- Existing space moved further away from closest neighbour
- Create space to add a hedge, which will echo other boundary treatments in the street and provide some screening from disturbance

- Creates three spaces to the east of the curtilage, retaining existing shrub boundary planting as far as possible
- This is also adjacent to the garage and large parking area for No 52 on the east boundary, so no harm to amenity of that house
- The access for this new parking area would be adjacent to No 52, with identical visibility. Management of the boundary planting would improve their visibility.
- It would be opposite the parking area for the vets, which a busier and more active frontage
- No1, opposite, has a fully paved front parking area, and already experiences noise and activity in closer proximity from the vets.
- Moving the main parking to the east also reduces disturbance on local residents, as this part of the site is much closer to the busy vets and Preston Road.

However we would be happy with any of the five options for parking if there is a preference from the LPA or highways.

Option 2 is the solution suggested by the Highways Authority, extending the parking area to the east to provide two more spaces.

This is more parking than will be required given the numbers of staff proposed.

Visibility from the parking spaces can be secured by maintaining any plants in those splays at no higher than 1.05m.

Parking surface materials would be bound, permeable materials for the first five metres, then permeable beyond that such as gravel or setts.

Whilst this would increase hard surfacing, a large garden would be maintained. Many of the houses along Monks drive have fully or largely surfaced their front garden to create parking. As such a larger parking would not be inconsistent with the character of the area, and the retention of a large garden ensures that biodiversity is maintained and softens the character of the street. But creation of the additional parking, or a new driveway, for the current dwelling does not need permission, and this is a valid fall back permission should permission not be given on the grounds of visual impact of parking spaces.

That takes the total spaces to 4, which is considered more than sufficient for the parking needs of the property.

On street parking is available and is unrestricted. Just like visitors to any existing house, if there is insufficient off street parking, cars can park on the road. If on road parking was an issue the council could have made this a permit road. As this is not the case, it is considered that there is suitable on street parking available should it be necessary. Such need would be

short term, akin to a delivery, as staff would rather park off street when spaces are available. It would be a condition of employment that staff use the provided off road parking when available.

Changes overs of staff are proposed at 8am, 2pm and 10pm.

Longridge Vets opens at 8am, meaning staff will be arriving before that time. Those with 8am appointments will likely also arrive before 8am. As such from before 8am there is both domestic and commerical traffic using this part of Monks Drive.

Many households are often active at this time, taking children to breakfast clubs, nursery etc.

A changeover at 8am, potentially involving only 2 cars would be easily absorbed within the general increase of noise and activity that occurs at this time. It would be impossible to discern or identify cars/persons arriving leaving this property from other cars and activity in the area unless you are specifically watching the site.

At 2pm, the vets is still operational, there is general comings and goings from the houses. Two cars arriving and departing would not create unacceptable levels of noise and disturbance given general levels of activity and noise at this time.

As such it is only at 10pm where the road may be quieter. However the movement of parking to being adjacent to another parking area, closer to Preston Road, limits noise and disturbance. It is unlikely that the noise of the normal two cars arriving and departing would be so loud as to cause material levels of harm to local residents. They may be aware of movement/noise, but as it is a regular time, it becomes less noticeable as opposed to random cars/voices at unexpected times.

The bus services, with a stop very close to the top of Monks Drive, stop every 30minutes even past 10pm. There is a scheduled stop at around 9.50pm and 10.20pm, including Saturday and Sunday (in each direction at around the same time). As such people using this service, and bus noise will be audible at the same times as a changeover. The timetable is provided before for service 1.

	1	1A	1	1	1A	1	1	1A	1	1	1A	1	1	1	1A	1
Preston Bus Station Stand 31	1825	1840*	1855	1925	1940*	1955	2025	2040*	2055	2125	2140*	2155	2225	2255	2305*	2325
Ribbleton Chatburn Road	1835	1848	1905	1935	1948	2005	2035	2048	2105	2135	2148	2205	2235	2305	2313	2335
Ribbleton Grange Avenue	-	1851	-	-	1951	-	-	2051	-	-	2151	-	-	-	2316	-
Longsands James Hall Head Office	-	1856	-	-	1956	-	-	2056	-	-	2156	-	-	-	2321	-
Ribbleton, Gamull Lane	-	1901	-	-	2001	-	-	2101	-	-	2201	-	-	-	2326	-
Preston Bus Station Stand 32	-	1913	-	-	2013	-	-	2113	-	-	2213	-	-	-	2338	-
Grimsargh, Plough Inn	1841	-	1911	1941	-	2011	2041	-	2111	2141	-	2211	2241	2311	-	2341
Longridge, St Cecillas RCHS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Longridge, opp Post Office	1851	-	1921	1951	-	2021	2051	-	2121	2151	-	2221	2251	2321	-	2351

A staff changeover at 10pm can also help reduce anti-social behaviour in the area, as it provides a layer of visibility over the street when it may otherwise be relatively quiet.

Many modern cars are electric so no engine noise, and car doors can be closed quietly. It is highly unlikely that staff working here would risk their jobs by avoiding in an unneighbourly manner/noisy/disturbance, knowing they could easily be reported to the licensing body.

The applicants operate a number of homes and staff are made fully aware of their responsibilities regarding disturbance, and have had no issues or complaints from residents around their current properties.

Further even at worst case scenario, the occupation of the property at 5 persons is typical for a three bed house, and multiple cars are not uncommon. The comings and goings of one child and between 2 and 4 adults is typical for most dwellings. Even if the change overs are regular and follow a pattern the level of use is consistent with an average family dwelling and will not cause a material level of disturbance to the properties around it.

Management Statement

Number of children

The property will provide a home for 1 child, from 4- 18 years of age.

Children are likely to be from the Lancashire Area, to meet locally known demand. Occupancy conditions/cascades can be applied if necessary to secure local needs from this development.

They are expected to attend local schools and encouraged to make local friends and become involved with the community.

Meals will be taken at the property

Hobbies, attendance at after school clubs and sports is encouraged and facilitated.

The kitchen and living room, as well as gardens, are communal spaces where staff and children are expected to engage with each other and create a family atmosphere.

Children will be taught skills to enable them to live independently from age 18.

Number of staff

It is expected staffing will be provided at a level of between 1 and 2 staff members on site per shift, depending on the needs of the children currently in care.

Shift/rota summary

There are three shifts per day, with likely shift changes at 8am, 2pm, and 10pm.

No staff will permanently live on site, but will have an office/bed space within the property so that there is staff on site at all times.

Parking

The property has a garage (suitable for bikes and storage) and 2 parking spaces to the front. On Road parking is available. 2 additional spaces would be created at the site.

Advance Liaison

Discussions about the use of the property have been held with Annette McNeil, Senior Commissioning Manager, Lancashire County Council.

Visitors

Visitors to the house are not frequent, with an expected maximum of 1 per week. There would be pre-arranged and limited to essential visitors only.

This is far less than a normal family home because of the nature of children in care. Even health care visitors are infrequent and at a level you may expect for a family home.

The home would not be licensed to take seriously ill children so there would be no expectation of frequent health care visits, emergency vehicles etc.

The property will not be used for any regular meetings or where high volumes of visitors would be expected.

Where possible meetings with professionals will be held off site to maintain the residential character of the property.

The property will have no external signage or other indications of the use.

There is no expectation of school transport, professional visits etc at this property. All professional visits will be scheduled for other locations where possible and children will walk to school/use school transport pick up points.

About the Applicants

Hopscotch Care Ltd have operated for more than 14 years, operating multiple homes already and currently providing support for 23 young people in the wider local area (Cumbria/Lancashire). The Directors have significant experience in the social work, care, nursing, and education sector and have established the company to provide an opportunity to provide looked after children with an opportunity to have a stable, and caring home, often for the first time in their lives. They work closely with the local authority to provide homes to meet the local needs.

They are fully licensed and registered with OFSTED and through this have certain standards and requirements they have to meet in operating a home of this nature to retain those licenses.

They have comprehensive and up to date safeguarding policies in place.

The company ensures that all operations and policies are in place and followed.

All staff are fully trained, and DBS checked, to meet the requirements of the children, including safeguarding, first aid, behaviour management and child protection.

Contextual Supporting Statement

The Property

The property is a detached 2 storey dwelling, with three bedrooms. It has two parking spaces to the front, and gardens to the side and rear.

It is the last property on the north side of Monks Drive in a row of otherwise semi detached properties. Opposite is a mix of the semi detached and detached dwellings. Slightly South East, at the junction with Preston Road, is Longridge Vets, which faces onto Monks Drive for public access and parking.

Otherwise, the character of the area is predominantly residential in the immediate area, but with schools, sports centres, pubs, business within a 200m radius.

Monks Drive is residential road, connecting to other residential roads and with a variety of ways to get back to Preston Road.

There are bus stops circa 50m to the south east, on Preston Road, which are served by at least 3 bus routes, with frequent departures

The property is typically residential in appearance. No changes to the property internally or externally, other than cosmetic upgrades, are proposed.

The ground floor bedroom will be re-purposed as the staff room, but otherwise internally the layout remains the same.

The Proposal

The proposal is to retain the property to residential use to be used as a residential care setting for a single child, who could be aged between 4 and 18, and with staff providing care 24/7 on a rota basis. No staff would live on the site, but would always be present. Children could be there for long term care, or short term. Typically, there would be 2 or 3 persons in the house including the child. Even at changeover the worst case scenario would be the child plus 4 staff members, numbering 5 persons. This falls well under the standard household occupancy of 6 persons as defined by the C3 regulations for a standard dwelling.

As the carers are on rota and do not live in the house, planning law determines that they are not living as a household and as such a change of use is required to a C2 use. This is still a residential use and includes uses like residential schools, colleges, nursing homes. A C2 use means the building provides care to its residents. If residents were able to provide their own care, and were supported by carers only, this would remain a normal C3 dwelling use. In this case as the children could be as young as 4, they require full time care, rather than support. So whilst staff are resident 24/7, this is no different to the presence of a parent

24/7 in a C3 dwelling. There is no expectation that the house would be 'active 24 hours a day, but would rather operate like any other family home.

This property being 3 bedroom, could easily accommodate a family of 4 or 5, or a shared house with 3 or 4 individuals living as a household (small HMO). Whether it is a family of four/five, or 4 adults, it would reasonably be expected that there would be comings and goings at different times of the day. Working hours, shifts, school runs, class times, going out for social events. Activity would be common throughout the day, and even some activity in the evenings could be reasonably expected if a resident worked shifts as many people do. As a family house, a lot of evening activity and noise may be expected and it will be no different with the proposed use.

It is also reasonable to consider that as a residential property there would be no controls over the people who would live there or the noise that they may make, or how often they come and go, or even their background.

In this use proposed, neighbours have more control, as the applicants have to have a licence to operate, and if this were removed because of poor management, the use would stop. The fear of increased crime and anti-social behaviour in the area is often raised against such uses, but this is only capable of being a material planning consideration only if it is objectively likely to occur. It is understandable that concern may be felt locally about the 'type of people who would live here' but there is no reason to presume occupiers would be 'troublemakers' just as you would not presume your new neighbours to be 'troublemakers'. Many children find themselves within the care network through no fault of their own. Every child deserves a chance of a home and education. However, in planning terms, the type of person who may occupy the house, is not a planning consideration.

Homes like this tend to build stronger relationships with the local community as they understand the concerns and prefer the children to feel part of a community to make up for the lack of parental figures. The Applicants are open to working with the community. The children would attend local schools and are encouraged to take part in local activities. Like any children it is hoped that they make friends, gain an education and skills to allow them to move to fully independent accommodation from the age of 18.

The important planning consideration is whether the use here would materially increase noise, activity, or disturbance from that reasonably expected at a residential property.

The base line, as above, is a 3 bed residential property. Comings and goings could reasonably be expected throughout the day and some activity would not be unreasonable or unexpected through 'unsociable hours' i.e. late nights/night/early morning. Such activity could be easily absorbed into the general noise and activity which exists in this area.

The use here would involve one child permanently resident. On a day to day case it would be expected that there would be 1 or 2 staff at any one time. Shifts changeovers of staff are

typically at 8am, 4pm and 10pm. As such there would be 1 or 2 persons arriving and departing, usually, at around 8am, 4pm and 10pm. The change at 10pm is not late in this area, and there would not be expected to be any unreasonable noise from staff arriving or departing. Staff numbers may be lower if for example if the child is older and requires less supervision, or is younger and already in bed by 10pm, needing only one night staff.

Staff would park in the private parking.

The level of activity is therefore not significantly above that of a normal large family home or shared house and certainly would be comparable to a C3 dwelling property. The house may well be empty or exceedingly quiet during school hours.

In the immediate vicinity there is also the vets, with regular deliveries, staff vehicles, visitors etc, all coming and going as required, including late at night/early mornings, as the use is unlikely to be restricted to set hours. They currently open 8am to 7pm. As such that use creates a lot of activity, noise and disturbance, throughout the day and into early evening.

Combined with the location close to the junction with Preston Road, which is the main road though Longridge, noise, activity and disturbance are typical. The use by this property for two children, with carers, will not create noise or disturbance to any identifiable extent in this area, which is already subject to levels of noise and disturbance above your average residential road.

Parking & Access

Parking is clearly at a premium in the area, but it is also a sustainable location. Parking is not required by all persons and in towns it is not uncommon to do not have a car. There is no need to have a car at this property for staff or visitors given the proximity to Preston, multiple bus stops which run throughout the day/night. Staff are often sourced from the local area and may walk to work, or use public transport so not even needing to use the car parking spaces.

Emergency access is from Monks Drive to the front door.

Parking is not required for this use but there is already off road parking at the front of the property which will be extended to add more spaces. Most houses in the street have large parking areas for 2-3 vehicles, often covering their entire frontage.

Amount & Layout

The property is a former 3 bed house.

There is a rear and side garden to provide some private outdoor space.

Scale

No changes to the scale of the house are proposed.

Landscaping

No landscaping is proposed.

Appearance

The appearance of the property will not change.

Heritage

The property is not listed and is not within a Conservation Area.

Flood Risk

The site is not in a flood risk area, and no recorded surface water flooding occurs on the site according to Environment Agency mapping.

Biodiversity Net Gain

BNG is considered for the additional parking. SUDS planters and a new hedge deliver the required 10% uplift.

PLANNING POLICY

National Planning Policy Framework

The housing needs of this sector are equally as important as making provision for market housing, affordable housing, and housing for the elderly. The NPPF recognises that healthy vibrant communities which meet the needs of present and future generations are a key component of our social wellbeing and sustainable development

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport & Mobility

Policy DMB1: Supporting Business Growth and the Local Economy

DS1: Development Strategy states that the majority of new housing should be concentrated within the settlements of Clitheroe, Longridge and Whalley.

This is a residential development in Longridge and accords with policy.

DS2: Presumption in Favour of Sustainable Development echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.

This proposal retains the property as a residential use, with an expected average occupancy of 4 or 5 persons at normal times, under the 6 considered to be a C3 dwelling. There are no factors that would make this unsustainable as such the presumption in favour should apply.

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.

Bus stops are within 50m, and there are pavements for walking routes.

Policy DMG1: General Considerations states that new development should be of a high standard, being sympathetic to its surrounds.

There are no physical changes to the appearance of the property, it remains a residential dwelling and as such the character of the area will not change. Its use is comparable with an average dwelling, being 2-3 persons on average at normal times. This use does not intensify the residential activity to any material degree. Change over times are predominantly in times the area is already active and with activity, both residential and commercial from the vets and levels of visitors are expected to be low, based on activity at other similar homes.

There should be no material harm to residential amenity from this change to a different residential use category.

Policy DMG2: Strategic Considerations indicates that development should be delivered in the key settlements, which includes Longridge. As such this proposal is being delivered in a key settlement, where the majority of development is expected to be delivered. As such growth and change is expected in these settlements.

Policy DMG3: Policy DMG3 requires that proposals are well related to the primary road network and can be accessed by sustainable methods of transport. The application site is well related to Preston Road, being served by an established existing access, with reasonable accessibility and connectivity to the services of Longridge, and beyond to Preston. In respect of vehicular trips, the use is unlikely to generate a significant level of traffic over and above that expected from a 3 bed family home.

CONCLUSION

The use proposed is one normally found in residential areas as it is a residential use. Often, they operate without the need for permission. The applicant company is an established and experienced company and their business plan and expectations are based on clear knowledge of the operation of similar homes in the area. They are strictly controlled and monitored by OFSTED. Such homes typically operate with no complaints in residential areas and there should be no presumption that this would not be the case here.

There is a clear need for this home which would only accommodate one child aged 4 -18 and there is a social responsibility within the planning system to ensure that such needs are met and a legal responsibility on the Council to provide such homes.

Planning policy confirms a presumption in favour of sustainable development, which this development would be.

The specific information provided shows that the occupancy and activity associated with this home would be comparable to a family home, and less than the current use, and would not be expected to cause any disturbance to other residential properties in the area. This is an active and busy residential area, with pedestrian and road traffic using it from the wider area. Any activity would be at reasonable times and not cause material harm.

The scale of the proposal, being similar to the size of a household that could be accommodated at the dwelling, is considered to be appropriate to the site and locality and given the location of the proposal accords with the locational aims of the Local Plan and NPPF for care accommodation within the district to meet all housing needs for mixed and inclusive communities, and having excellent accessibility to schools, shops, services, and transport.