



76 WHALLEY ROAD, CLITHEROE, LANCASHIRE, BB7 1EE

Design and Access Statement

July 2026

spa
SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

Prepared by:

MATTHEW FISH *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*
Associate Chartered Architectural Technologist and Historic Buildings
Consultant

On behalf of Sunderland Peacock and Associates Ltd.

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

E: Matthew.Fish@sunderlandpeacock.com
T: 01200 423178
W: www.sunderlandpeacock.com

All rights in this work are reserved. This report has been produced for the private and confidential use of Mr Daniel McCowan for whom this document has been produced. It should not be reproduced, stored or transmitted in any way (including but not limited to photocopying or placing on a website) or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd. Requests to reproduce this work, in whole or in part should be issued to Info@sunderlandpeacock.com.

© **Sunderland Peacock and Associates Ltd 2026**

Version	Draft	Issue Date
1.0	Issued to client.	July 2026

CONTENTS

1.0	INTRODUCTION	
1.1	Overview	3
1.2	Purpose	3
2.0	SITE ASSESSMENT	
2.1	Location	4
2.2	The Immediate Setting of the Building	4
2.3	The Wider Setting of the Building	4
2.6	Planning History	5
3.0	DEVELOPMENT PROPOSALS	
3.1	Summary Of Proposals	6
4.0	PLANNING POLICY CONTEXT	
4.1	National Legislation	7
4.2	National Planning Policy	7
4.3	Local Planning Policy	7
5.0	PLANNING APPRIASAL	
5.1	Principle of the Development	11
5.2	Access and Vehicle Parking	11
5.3	Ecology And Biodiversity	11
5.4	Trees and Hedges	11
5.5	Landscaping	11
5.6	Flood Risk	11
5.7	Residential Amenity	11
5.8	Heritage Assets	11
5.9	Conclusion	11



1.0 INTRODUCTION

1.1 OVERVIEW

This Design and Access Statement has been produced as part of an application for planning permission for proposed works at;

76 Whalley Road, Clitheroe, Lancashire, BB7 2PN

The proposals consist of the conversion of the building for uses within the Class E use class and consist of the following works combined with the internal refurbishment of the building including;

- Internal stripping out of old fittings and finishes.
- Internal alterations to suit the proposed use
- Installation of internal wall insulation
- Installation of internal ceilings and insulation
- Refurbishment of the existing windows and the replacement of modern doors and windows.
- Installation of new internal partitions and doors.
- Replacement of existing staircase balustrading
- Installation of internal secondary glazing.
- Renewal of internal plumbing and electrical services.
- Renewal of internal finishes and sanitaryware
- Installation of electric vehicle charging points within the car park
- New Bin and cycle stores
- Replacement of the external lighting columns to the car parking area
- New external CCTV / ANPR camera column.

1.2 PURPOSE

This statement provides a description of the application site and an analysis of the development proposals against both local and national planning policies and relevant material considerations. It demonstrates that the proposals are in accordance with the relevant policies of the adopted Core Strategy as well as the policies of the National Planning Policy Framework.

This statement should be read in conjunction with all application drawings and supporting documents and should not be considered in isolation.

2.0 SITE ASSESSMENT

2.1 LOCATION

76 Whalley Road sits at NGR SD 74174 41204 at the south end of the small market town of Clitheroe, within the Ribble Valley Borough of Lancashire. The site lies on the west side of Whalley Road, opposite the junction with St James Street to the west.

2.2 THE IMMEDIATE SETTING OF THE BUILDING

The listed building occupies a prominent roadside position on the west side of Whalley Road and is sited to the south corner of the application site. The site access is present to the north side of the building and is comprised of two large stone gate piers, flanked by stone dwarf walling with metal railings above. On entering the site, the ground level to the north falls westwards towards the rear of the site before sweeping southwards and around the rear of the building. The land to the north and west is comprised of car parking, with a small area of grass located to the west edge of the site. Stone boundary walls are present to the north and south extents of the site.

Immediately to the rear of the building is a metal fire escape which leads to a raised patio area at the same level as the internal ground floor level of the listed building. A set of flagged steps leads down to the level of the car park from the north side of the patio. A further set of steps leads from car park level down to the basement level.

2.3 THE WIDER SETTING OF THE BUILDING

The building is sited on the west side of Whalley Road (A671) and is a primary route leading to Clitheroe town centre from the south from the A59, Whalley and Barrow. The area is functional town centre fringe environment and is mixed in character comprising of a combination of retail and hospitality, residential properties and light commercial uses such as offices and services. Buildings are typically traditional in their style, are two or three storeys in height and are stone built, with the intermittent use of wall renders.

The north extent of the Primrose Nature Reserve is located immediately to the west of the site, with Marley Brook flowing through the reserve. St James' CofE Primary School is located immediately to the north of the application site and nature reserve.



PL01: View of the building from the southwest.



PL02: View of the building from the north.



PL03: View of the building from the north west



PL04: View of the building from the west.



PL05: View of the carparking to the north of the building with the existing site entrance beyond.



PL06: View of the existing car parking to the north and west of the building.

2.4 PLANNING HISTORY

A search of the Ribble Valley Borough Council planning map has yielded the following results relating to past planning applications for the site. Please note that our search was not exhaustive and older applications could exist.

Application Reference: 3/1995/0655
Proposal: Change of use of part first floor area to extend licensed area, creation of self-contained flat at second floor and extend car park.
Decision: Approved with Conditions
Date: 30.11.1995

Application Reference: 3/1995/0656
Proposal: Change of use of part first floor area to extend licensed area, creation of self-contained flat at second floor and extend car park (Listed Building Consent).
Decision: Approved with Conditions
Date: 30.11.1995

Application Reference: 3/1997/0718
Proposal: Erection of double precast concrete sectional garage.
Decision: Approved with Conditions
Date: 02.12.1997

Application Reference: 3/1997/0719
Proposal: Erection of double precast concrete sectional garage (Listed Building Consent).
Decision: Approved with Conditions
Date: 02.12.1997

Application Reference: 3/2002/0960
Proposal: Erection of fire escape from first floor at rear of building (Listed Building Consent).
Decision: Approved with Conditions
Date: 24.12.2002

Application Reference: 3/2002/0978
Proposal: Erection of fire escape at rear.
Decision: Approved with Conditions
Date: 24.12.2002

Application Reference: 3/2003/0592
Proposal: Renovations & upgrade for use as a restaurant. Extension to rear for disabled toilet facilities. Emergency escape stair to rear. Alterations to landscaping for upgrade & parking facilities (Listed Building Consent).
Decision: Withdrawn
Date: 10.09.2003

Application Reference: 3/2003/0635
Proposal: Extension to rear of building for entrance lobby, stairs and disabled toilet facilities.
Decision: Withdrawn
Date: 11.09.2003

Application Reference: 3/2003/0942
Proposal: Extension to rear of building for entrance lobby, stairs and disabled toilet facilities. Re-submission.
Decision: Approved with conditions
Date: 14.06.2004

Application Reference: 3/2003/0943
Proposal: Renovations & upgrade for use as a restaurant. Extension to rear for disabled toilet facilities. Emergency escape stair to rear. Alterations to landscaping for parking / upgrading (Listed Building Consent).
Decision: Approved with conditions
Date: 16.12.2003

Application Reference: 3/2008/0613
Proposal: Alteration to existing attached single storey kitchen extension area to create additional floorspace and roof storage. Extension to be set back from front elevation and flush with rear elevation. Reclaimed materials to be used including slate, ridge tiles, windows and door (Listed Building Consent).
Decision: Refused
Date: 02.09.2008

Application Reference: 3/2008/0614
Proposal: Alteration to existing attached single storey kitchen extension area to create additional floorspace and roof storage. Extension to be set back from front elevation and flush with rear elevation. Reclaimed materials to be used including slate, ridge tiles, windows and door (Listed Building Consent).
Decision: Refused
Date: 02.09.2008

Application Reference: 3/2008/0866
Proposal: Alteration to existing attached single storey kitchen area to create additional floorspace and roof storage. Extension to rear only. Existing cowl vent to be re-claimed (Resubmission of 3/2008/0613/P).
Decision: Approved with conditions.
Date: 04.12.2008

Application Reference: 3/2008/0866
Proposal: Alteration to existing single storey attached kitchen wing, existing roof height raised and building extended to rear to create increase in floorspace. Velux rooflights to rear slope and roof cowl re-claimed (Listed Building Consent) (Resubmission of 3/2008/0614/P).
Decision: Approved with conditions.
Date: 04.12.2008

3.0 DEVELOPMENT PROPOSALS

3.1 SUMMARY OF PROPOSALS

The proposals consist of the conversion of the building for uses within the Class E use class and consist of the following works combined with the internal refurbishment of the building including;

- Internal stripping out of old fittings and finishes.
- Internal alterations to suit the proposed use
- Installation of internal wall insulation
- Installation of internal ceilings and insulation
- Refurbishment of the existing windows and the replacement of modern doors and windows.
- Installation of new internal partitions and doors.
- Removal of second floor ceilings.
- Replacement of existing staircase balustrading
- Installation of internal secondary glazing.
- Renewal of internal plumbing and electrical services.
- Renewal of internal finishes and sanitaryware
- Installation of electric vehicle charging points within the car park
- New Bin and cycle stores
- Replacement of the external lighting columns to the car parking area
- New external CCTV / ANPR camera column.

Please refer to the drawings produced by Sunderland Peacock and Associates Ltd for full details, of the proposed works.

4.0 PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Adopted Core Strategy.

Planning (Listed Buildings and Conservation Areas) Act 1990

76 Whalley Road is a grade II listed building and as such benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

The Act is the legislative foundation in terms of decision making in relation to the historic environment. Specifically, sections 16 and 66 of the Act impose a statutory duty on local planning authorities to consider the impact of development proposals upon the special interest of listed buildings.

Section 16 of the Act States that;

“...in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

4.2 NATIONAL PLANNING POLICY

National Planning Policy Framework 2024

The relevant national planning policies are contained within the Revised National Planning Policy Framework (NPPF) 2024, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development.’

The Revised National Planning Policy Framework (2024) (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 of the Framework states that the objective of sustainable development can be

summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 9 of Chapter 2 of the Framework states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 12 of the NPPF (2024) concern design and states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes. Great weight is expected to be given to development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

4.3 LOCAL PLANNING POLICY

Ribble Valley Borough Council Adopted Core Strategy 2008 - 2028 (adopted December 2014)

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant local planning policies consist of the following;

Key Statement DS1 - Development Strategy

The majority of new housing development will be:

- concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and
- the principal settlements of Clitheroe Longridge; and Whalley.

Strategic employment opportunities will be promoted through the development of:

- the Barrow Enterprise Site as a main location for employment; and
- the Samlesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of:

- Clitheroe;
- Longridge; and
- Whalley.

Villages, which are the more sustainable of the 32 defined settlements: • Barrow; • Billington; • Chatburn; • Gisburn; • Langho; • Mellor; • Mellor Brook; • Read & Simonstone; • Wilpshire.

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are: • Bolton-by-Bowland; • Brockhall; • Calderstones; • Chipping; • Copster Green; • Downham; • Dunsop Bridge; • Grindleton; • Holden; • Hurst Green; • Newton; • Osbaldeston; • Pendleton; • Ribchester; • Rimington; • Sabden; • Sawley; • Slaidburn; • Tosside; • Waddington; • West Bradford; • Wiswell; • Worston.

In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough’s settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

Key Statement DS2 - Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

Key Statement DMI2 - Transport Considerations

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

Key Statement EC1 - Business and Employment Development

Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

The Council, in line with the evidence it has gathered, will aim to allocate an additional 8 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

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.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government’s creation of an Enterprise Zone at this location. As such the site is not considered part of the borough’s general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building on context toolkit.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSI’s, county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas,

- protected species, green corridors and other sites of nature conservation.
- 2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
- 3. All development must protect and enhance heritage assets and their settings.
- 4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
- 5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

- 1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
- 2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
- 3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DMG2 - Strategic Considerations

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social wellbeing of the area.

- 2. The development is needed for the purposes of forestry or agriculture.
- 3. The development is for local needs housing which meets an identified need and is secured as such.
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- 6. The development is compatible with the enterprise zone designation.

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.

The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPDS.

Policy DMG3 - Transport and Mobility

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

- 1. The relationship of the site to the primary route network and the strategic road network.
- 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.
- 3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.

- 4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.
- 5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.

Policy DME2 - Landscape and Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.
- 2. Ponds.
- 3. Characteristic herb rich meadows and pastures.
- 4. Woodlands.
- 5. Copses.
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
- 8. Upland landscapes and associated habitats such as blanket bog.
- 9. Botanically rich roadside verges (that are worthy of protection).

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

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.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Policy DMB1 - Supporting Business Growth and Local Economy

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

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

5.0 PLANNING APPRAISAL

5.1 PRINCIPLE OF THE DEVELOPMENT

The application site lies within the boundary of the principal settlement of Clitheroe, an area which new development, including new employment generating development, is directed towards. The proposals involve the conversion of the building for a number of uses within Use Class E and will positively contribute to the vitality and viability of Clitheroe town centre. The location is also seen to be highly sustainable given its town centre location and the close proximity of existing local transport links and amenities. It is considered that the development proposals accord with the principles of Key Statements DS1, DS2 and EC1 as well as Policy DMB1 of the Core Strategy.

5.2 ACCESS AND VEHICLE PARKING

The existing site access from Whalley Road is to remain unchanged with the exception of 2no automatic bollards which will be installed in between the position of the existing gate piers to the site entrance. This will prevent the unauthorised entry of vehicles into the site as opposed to the installation of gates.

A total of 22 parking spaces will be provided within the existing car park in accordance with the principles of the Joint Lancashire Structure Plan which requires 1 parking space per every 30sqm of floor area (651sqm gross floor area in total including outbuildings).

5.3 ECOLOGY AND BIODIVERSITY

Given the nature of the proposals, the development proposals are exempt from Biodiversity Net Gain requirements as it meets all of the following conditions to qualify for an exemption under the requirements.

- The development proposals do not impact a priority habitat.
- The development proposals impact less than 25 square metres of on-site habitat.
- The development proposals impact less than 5 metres of on-site linear habitat.

The proposals will not affect any other ecology features requiring of any further survey or investigation.

5.4 TREES AND HEDGES

A small number of trees and shrubs are present within the site boundary however these will not be impacted by the proposals given the nature of the proposed works.

5.5 LANDSCAPING

No landscaping is proposed as part of this application.

5.6 FLOOD RISK

As described within the flood risk assessment, an area at the north west end of the site, currently comprised of car parking, combined with tarmac hardstanding and a grassed area, is shown to be located within Flood Zones 2 and 3. The main building and the outbuildings to the rear are shown not to be within the flood zones. With reference to Annex 3 of the National Planning Policy Framework (Flood Risk Vulnerability Classification), both the existing / former use (restaurant) and proposed uses (offices / business) of the building would fall within the “Less Vulnerable” category. It could therefore be argued that flood risk will not be increased as the vulnerability classification will remain the same. With reference to Table 2 from NPPG, if the site lies within Flood Zones 2 and 3, it would be deemed “appropriate”.

The flood risk is considered to be very low in terms of flooding caused by watercourses and surface water.

The implementation of the proposals is not expected to increase the risk of flooding to the site or surrounding area and would therefore be compliant with policy DME6 of the Core Strategy.

5.7 RESIDENTIAL AMENITY

Given that the building is permitted for uses under use class E and the separation distances between the existing building and neighbouring dwellings, there is not expected to be any undue nuisance caused by its eventual occupation in relation to noise, odour, light pollution, natural lighting conditions, visual amenity and loss of privacy. This will comply with policy DMG1 of the Core Strategy.

5.8 HERITAGE ASSETS

Please refer to Heritage Appraisal and Impact Assessment produced by Sunderland Peacock and Associates Ltd.

5.9 CONCLUSION

In conclusion, the proposed development is considered to be acceptable in line with both national and local plan policies. This statement has demonstrated that the development is a sustainable development and there are no adverse impacts which significantly outweigh the benefits of the proposed development. It has clearly been demonstrated that the proposed

development is compliant with local and national planning policy, without resulting in adverse harm to amenity, highways or character and appearance.

As demonstrated, the proposed development would provide well designed, comfortable, sustainable development, in a convenient location within Clitheroe town centre. The building will maintain excellent vehicular (cars, bus and train links), cycling and walking routes.

This statement has justified the merits and acceptability of the proposed development, and it has been shown upon the plans and supporting documents submitted as part of this application that the scheme has been carefully and sensitively designed to improve and enhance the existing building and wider streetscape.

The proposed development is not expected to have any undue harm to the overall significance of the listed building as described within the accompanying Heritage Statement and Impact Assessment.

The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The NPPF advises that proposals which accord with the development plan should be approved without delay. The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will clearly deliver beneficial sustainable development that should be granted planning permission, and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval.