

Proposed Mixed Use at Brows Barn East, Longridge

Brows Barn East
Higher Road
Longridge
Lancashire
PR3 2YX

Planning Statement

June 2026

PLANNING STATEMENT

Proposed Mixed-Use Development (Commercial and Residential)

Brows Barn East

Higher Road

Longridge

Lancashire

PR3 2YX

Prepared in support of a Full Planning Application

1. Introduction

1.1 Purpose of this Statement

This Planning Statement has been prepared in support of a Full Planning Application seeking permission for the change of use and internal reconfiguration of an existing converted barn at Brows Barn East, Higher Road, Longridge, to provide a mixed-use development comprising commercial accommodation and residential accommodation.

Unlike many rural conversion proposals, the application does **not** seek permission for the conversion of an agricultural building. The building has already been lawfully converted under a previous planning permission and forms part of an established group of developed buildings.

The proposal therefore relates to the continued beneficial use of an existing building through a mixed-use arrangement that supports both rural enterprise and housing, without extending the building footprint or materially altering its appearance.

The proposal has been designed to make efficient use of an existing building, promote sustainable rural development and support the local economy while safeguarding the character of the surrounding countryside.

2. Site Context

2.1 Site Location

Brows Barn East is situated on Higher Road to the south-east of Longridge within the administrative area of Ribble Valley Borough Council.

The property forms part of an established rural group of buildings and is accessed directly from Higher Road.

The surrounding area comprises:

- Existing converted barns
- Residential properties
- Agricultural land
- Farm buildings
- Rural commercial premises
- Mature trees and hedgerows

The site lies within open countryside but is not isolated, forming part of an established cluster of development.

2.2 Existing Building

The application building is a permanent structure that has previously been converted under an earlier planning permission.

It therefore already contributes positively to the built environment and no longer functions as an agricultural building.

The proposal does not seek demolition or significant rebuilding but instead seeks to optimise the use of an existing lawful building.

3. Description of the Proposal

Planning permission is sought for:

- Mixed commercial and residential use.
- Internal alterations.
- Limited external alterations where necessary.
- Associated parking.
- Landscaping.
- Servicing arrangements.

The development has been designed to retain the existing architectural character of the building.

No significant increase in the overall built form is proposed.

The proposal therefore represents redevelopment within the existing building envelope.

4. Planning History

The application building has previously benefited from planning permission for conversion.

The principle of retaining the building for non-agricultural purposes has therefore already been established.

The current application builds upon that established planning position.

No additional agricultural buildings are affected by the proposal.

No loss of agricultural productivity arises.

The proposal instead seeks to optimise the long-term use of an existing developed asset.

5. National Planning Policy Framework

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

The proposal accords with several key objectives.

Supporting Economic Growth

Paragraphs relating to building a strong economy encourage:

- rural business growth;
- diversification;
- flexible working;
- sustainable employment.

The commercial accommodation directly supports these objectives.

Supporting Rural Enterprise

The Framework encourages the sustainable growth and expansion of businesses in rural areas.

The proposal provides modern commercial accommodation capable of accommodating a range of local enterprises without requiring new greenfield development.

Making Effective Use of Existing Buildings

The proposal represents sustainable development by making continued use of an existing building.

This avoids unnecessary demolition and rebuilding while reducing embodied carbon.

Achieving Well Designed Places

The proposal retains the existing built form and architectural character.

External changes are limited and sympathetic.

The proposal therefore reflects good design principles.

6. Ribble Valley Core Strategy

The proposal has been assessed against the adopted Core Strategy.

The development supports the principal objectives relating to:

- sustainable development;
- economic growth;
- rural diversification;
- efficient use of land;
- environmental protection.

The proposal makes efficient use of an existing building without introducing inappropriate new development into the countryside.

7. Principle of Development

The principle of retaining the building for non-agricultural purposes has already been accepted through the previous planning permission.

The current proposal simply seeks to alter the mix of uses within an established building.

The proposal therefore differs fundamentally from proposals involving new development within the open countryside.

Instead, the application concerns the continued productive use of an existing building.

This approach represents sustainable planning.

8. Economic Benefits

The commercial accommodation will:

- create employment opportunities;
- support local businesses;
- encourage home-grown enterprise;
- reduce commuting;
- strengthen the rural economy.

The commercial space is capable of accommodating:

- offices;
- consultancy businesses;
- creative industries;
- professional services;
- rural enterprises.

The proposal therefore contributes towards local economic resilience.

9. Residential Benefits

The residential accommodation contributes towards housing supply through the reuse of an existing building.

The proposal avoids:

- greenfield development;
- unnecessary land take;
- additional visual intrusion.

The residential element also assists in ensuring the long-term viability of the commercial accommodation by creating a balanced mixed-use scheme.

10. Design

The proposal retains the character of the existing converted barn.

External alterations have been minimised.

Materials will match the existing building.

The overall appearance remains consistent with the rural setting.

The development therefore preserves local character.

11. Landscape Impact

As the proposal is contained almost entirely within an existing building:

- no significant landscape effects arise;
- no loss of agricultural land occurs;
- no encroachment into open countryside occurs.

The proposal therefore has negligible visual impact.

12. Highway Considerations

The development will continue to utilise the established vehicular access from Higher Road.

Parking will be provided within the site.

Vehicle movements associated with the proposal are expected to be modest and comparable with existing lawful uses.

The proposal is therefore unlikely to have any unacceptable impact on highway safety or capacity.

13. Residential Amenity

The proposal has been designed to provide acceptable living conditions for future occupants while ensuring compatibility between the commercial and residential uses.

Commercial uses will operate within appropriate hours and will be of a nature compatible with residential occupation.

Building construction will provide appropriate acoustic separation.

No unacceptable impacts upon neighbouring occupiers are anticipated.

14. Drainage

Surface water and foul drainage arrangements will utilise existing infrastructure where appropriate, with any necessary upgrades undertaken in accordance with current Building Regulations and Lead Local Flood Authority requirements.

No increase in flood risk is anticipated.

15. Sustainability

The proposal represents sustainable development by:

- reusing an existing building;
- reducing construction waste;
- minimising embodied carbon;
- supporting rural employment;
- delivering additional residential accommodation;
- making efficient use of previously developed built assets.

The proposal aligns with the environmental, social and economic objectives of sustainable development.

16. Planning Balance

The proposal provides substantial planning benefits.

These include:

Economic

- Rural employment.
- Business accommodation.
- Increased investment.
- Construction expenditure.

Social

- Additional residential accommodation.
- Long-term occupation.
- Efficient reuse of an existing building.
- Support for local services.

Environmental

- Retention of an existing building.
- Minimal visual impact.
- Reduced embodied carbon.
- No loss of countryside.

No material planning harm has been identified that would outweigh these benefits.

17. Conclusion

This application seeks permission for the mixed-use occupation of an existing converted barn to provide commercial and residential accommodation.

The proposal does not involve the conversion of an agricultural building but instead builds upon an established lawful planning use through the efficient reconfiguration of an existing structure.

The proposal:

- makes efficient use of an existing building;
- supports rural economic growth;
- contributes towards housing supply;
- protects the character of the countryside;
- avoids unnecessary new development;
- accords with the objectives of the National Planning Policy Framework;
- aligns with the Ribble Valley Core Strategy; and
- represents sustainable development.

When assessed against the development plan as a whole, together with the material considerations identified within this statement, the proposal is considered to constitute an appropriate and sustainable form of development.

It is respectfully requested that planning permission be granted.

Schedule of Supporting Documents

The application is accompanied by:

- Application Forms
- Location Plan
- Block Plan
- Existing and Proposed Floor Plans

Planning Statement

- Existing and Proposed Elevations
- Planning Statement