

Amelia's Arch, Warwick Street, Longridge PR3 3EB

Class E commercial unit.



Addendum to Planning, Heritage, Design and Access Statement

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Judith Douglas BSc (Hons), Dip TP, MRTPI



Chartered Town Planner
Royal Town Planning Institute

8 Southfield Drive, West Bradford, Clitheroe,
Lancashire, BB7 4TU

Email: Judith@jdouglastownplanning.co.uk
Website: www.jdouglastownplanning.co.uk

ADDENDUM TO PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

1 INTRODUCTION

- 1.1 The National Planning Policy Framework has been updated since the submission of this application and came in to force on the 17th August 2026. Annex A of the Framework states that:

"The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication". Paragraph 3 of Chapter 1 states "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan". Annex 3 paragraph 2 states "Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework."

- 1.2 This addendum considers the proposal against the new National Decision Making Policies and concludes that the proposal is in conformity with the new Framework.

2. SUSTAINABLE DEVELOPMENT

- 2.1 The Framework supports development needs through sustainable patterns of development including by maximising the potential for growth on suitable land within settlements. National Decision Making Policy (NDMP) S3 states decisions on development proposals should apply a presumption in favour of sustainable development. NDMP S3 1.c states *"In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay"*.
- 2.2 The site is within the settlement boundary of Longridge. NDMP S4: Principle of development within settlements applies. S4 1 requires development to be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

- 2.3 The site is not allocated for employment use in the Housing and Economic Development, Development Plan Document proposals map, however it is identified as part of a local employment site in the Neighbourhood Plan. The Council cannot currently demonstrate a 5 year housing supply. The development will provide one dwelling, a small but positive contribution to the housing supply in a highly sustainable location. It has been demonstrated that there is no demand for the site for an employment use and there are environmental benefits to the immediate locality of the site being put to residential use.

3. SUPPORTING GROWTH

- 3.1 The objective of Chapter 7 Building a strong, effective economy is *“to enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.”* NDMP E2 Meeting the need for business land and premises states;
“1. To support business growth, substantial weight should be given to:
a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, ”
- 3.2 We have demonstrated in the Planning, Heritage, Design and Access Statement that the proposed development is in an appropriate location and is supported by the policies in the Core Strategy. The proposals accord with NDMP E2.

4. DESIGN

- 4.1 As we have already demonstrated the design of the development responds positively to its context and is in accordance with NDMP DP3 Key principles for well-designed places.

5. HISTORIC ENVIRONMENT

- 5.1 The submitted Planning, Heritage, Design and Access Statement has considered the effect of the development on the conservation area. The statement demonstrates that the development conserves those elements of the conservation area that make a positive contribution to the area and should be supported in accordance with NDMP HE9: Conservation areas.

6. TRANSPORT

- 6.1 The site is within the settlement boundary of a principal settlement. NDMP TR3: Locating development in sustainable locations, requires new development to be in sustainable locations so that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. The proposal does not increase the floorspace of the previous commercial use on the site and will not place a greater demand for parking on Warwick Street. The proposal accords with NDMP TR3.
- 6.2 NDMP TR4 Street design, access and parking, requires transport considerations to be integral to the design of development. The proposal meets the requirements of TR4, and TR4 d in relation to the delivery of goods.

7. CONCLUSION

- 7.1 The proposal has been considered against the requirements of the National Development Management Policies in the new Framework. The proposal is compliant with the new policies in the Framework.