



JUDITH DOUGLAS TOWN PLANNING LIMITED

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

Class E commercial unit.



Planning, Heritage, Design and Access Statement

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of an application for the construction of a Class E Commerical unit on Warwick Street, Longridge PR3 3EB. The unit replaces a former retail unit which was damaged by fire on the 28th of April 2021 and was part of the former Swift's Hardware store.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:
- 3395 000 Location plan
 - 3395 001 Existing and proposed site plans and street scene drawings.
 - 3395 002 Proposed floor plan and elevations.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site was formerly retail floor space at the rear of Swift's Hardware store before it was damaged by fire. The remaining walls are denoted on the existing site plan. Access to the site is directly from Warwick Street and through the yard area to the side and rear of the adjacent polytunnels. The yard area and polytunnels are used for retail purposes. The yard also provides access to the adjacent buildings owned by the applicant.
- 2.2 The ground floor of 53-57 Berry Lane is occupied by Domino's Pizzas hot food takeaway (a sui generis use) and Mobi Village a retail shop Class E (a) use. The first floor has a Class E Commerical use. To the east of the site adjacent to Warwick Street is a single storey unit, clad in dark coloured corrugated sheet, used in connection with the Florists shop at 51 Berry Lane. See image on page 1. On the opposite side of Warwick Street are bungalows. Within the area nearby are a mixture of commercial and residential uses.
- 2.3 The site is in the settlement boundary of Longridge and within the Longridge Conservation Area, adjacent to, but outside the main centre boundary. The polytunnels and yard areas are within an area allocated as an existing employment site, but the proposed unit is outside this area on the Adopted Housing and Economic Development, Development Plan Document proposals map. see figure 1

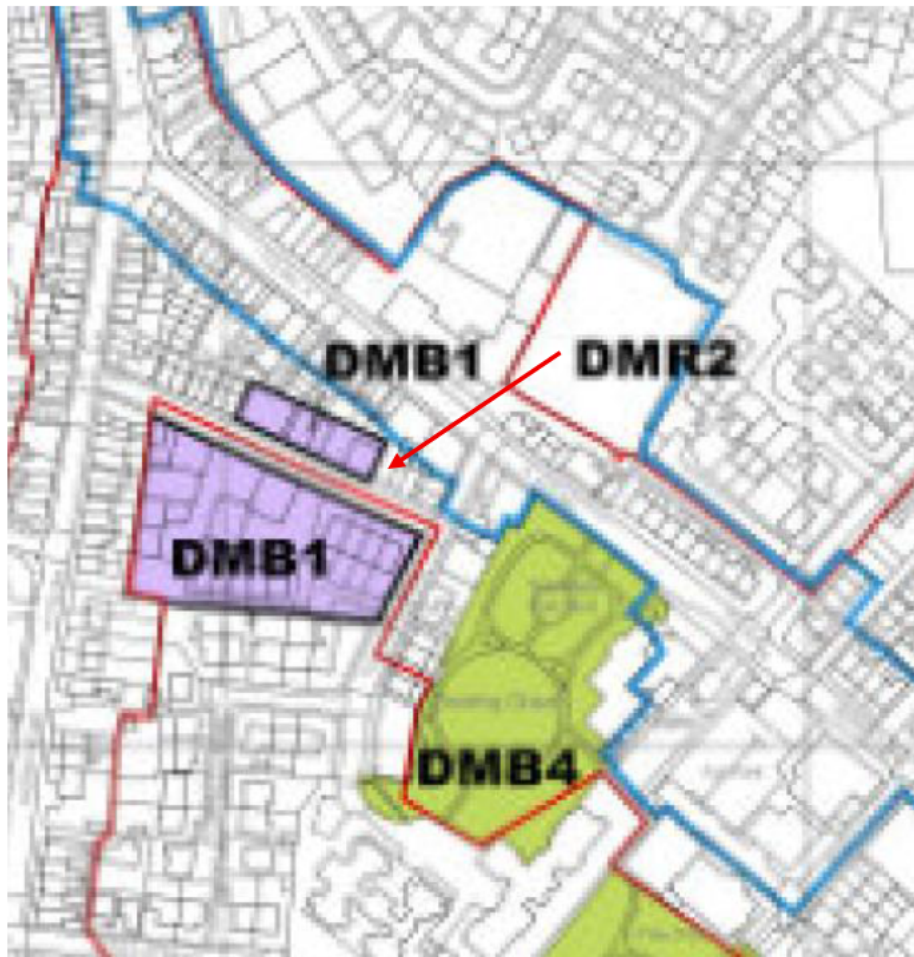


Figure 1 Extract from Adopted Housing and Economic Development, Development Plan Document proposals map. Site marked by red arrow.

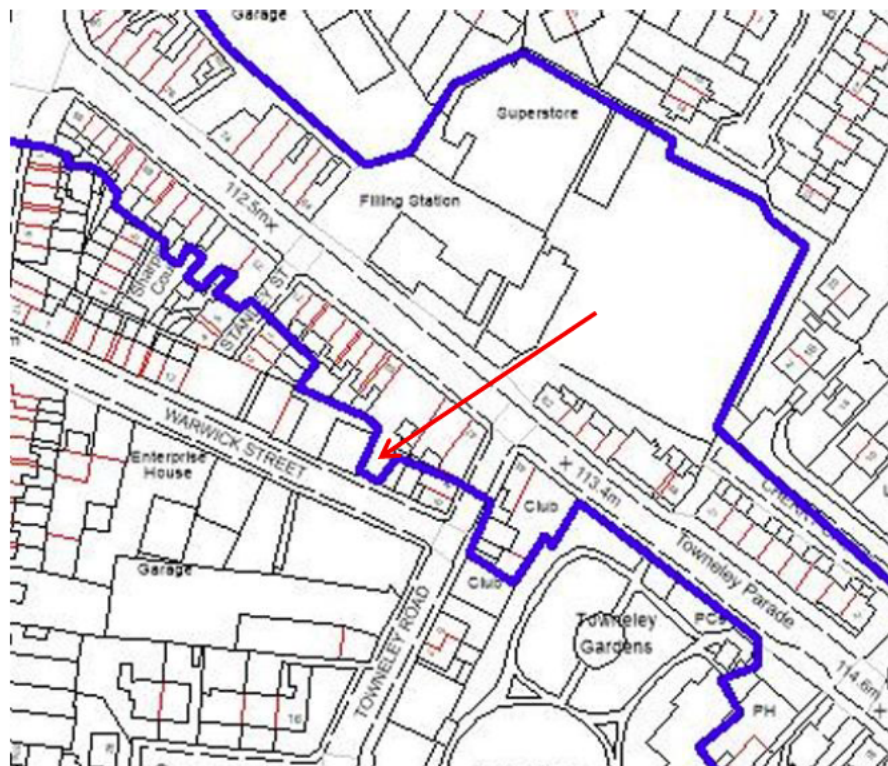


Figure 2 Extract from Longridge Neighbourhood plan main centre boundary Figure 28. Site marked by red arrow

2.4 The site of the proposed unit is within the main centre boundary in the adopted Longridge Local Plan See figure 2. The polytunnels and yard areas are within an area allocated as Local Employment Site in the Neighbourhood Plan, but the proposed unit itself is outside but adjacent to the Local Employment Site. The yard and polytunnels are identified as part of a local employment site 6 "Industrial and Commercial units Warwick Street".

2.9 There are no listed buildings near to the site and no public rights of way cross the site. The site is within flood zone 1, an area least likely to flood, and is not affected by surface water flooding.

3.0 SITE HISTORY

3.1 The planning application history of the site is as follows. This may not be a complete history of the site.

Reference	Address	Proposal	Decision
3/2026/0105	53 to 57 Berry Lane Longridge PR3 3NH	Certificate of Lawfulness for proposed use of the first floor of the building and associated land as Class E(d) (indoor sport, recreation or fitness).	Granted 13/03/2026
3/2023/0055	53 to 57 Berry Lane Longridge PR3 3NH	Change of use of Unit 2 from retail unit (Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment. Shop front alterations to units 1 and 2.	APPROVED WITH CONDITIONS Date : 23/06/2023
3/2021/1160	53 to 57 Berry Lane Longridge PR3 3NH	Demolition of an extension, polytunnels and storage building and erection of extension to existing retail premises (use class E) at ground floor and five apartments above. Conversion of upper floor of existing building to create two apartments.	REFUSED Date : 14/04/2022
3/2001/0421	REAR OF, 53-57 BERRY LANE, LONGRIDGE, PRESTON	CHANGE OF USE OF GARAGE AREA TO RETAIL FLOOR SPACE	APPROVED WITH CONDITIONS Date : 20/07/2001
3/2001/0189	53-57 BERRY LANE, LONGRIDGE, PRESTON	ERECTION OF TEMPORARY POLYTUNNEL STRUCTURE TO REAR OF BUILDING	APPROVED WITH CONDITIONS Date : 19/06/2001
85/0007	53, 55, 57 Berry Lane	Extension and alteration to existing shop premises and change of use of optician and flat to shop with stores over.	Approved 21.02.85.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application seeks permission to reinstate the unit adjacent to Warwick Street which was damaged by fire in 2021. The proposed footprint of the building is 6.2m by 11m, 3.5m high to the eaves and 4.6m to the ridge which are similar dimensions and the same footprint as the building previously on the site. A shop front is proposed on Warwick Street with glazing and a doorway facing the existing polytunnels. The unit is to be constructed with a profiled steel cladding to the walls and roof. Bin storage comprising 2no. 110 ltr Euro bins is provided within the yard.

5.0 HERITAGE STATEMENT

- 5.1 The site is within the Longridge Conservation Area. The designation was updated in 2008 to include extensions, but this site is within the original extent of the Conservation Area. A Conservation Area is a designated heritage asset according to the National Planning Policy Framework. The Conservation Area was designated in December 1979 according to the Longridge Conservation Area Appraisal commissioned from The Conservation Studio in 2005 by the Borough Council. See appendix 1 Longridge Conservation Area Appraisal.
- 5.2 The site of the proposed unit is shown as being a building of townscape merit on the Conservation Area Appraisal Map. See Appendix 2 Longridge Conservation Area Appraisal Map. It formed part of 53 to 57 Berry Lane at the time the Conservation Area Appraisal Map was drawn up. The former building on the site was of no architectural merit or historic significance, being built of reconstituted stone with corrugated sheets above to the front elevation and blockwork walls to the side elevations. It had a shallow pitched roof, a shop front with door insert, and roller shutter. See image 1.



1. The application site June 2021 after the building was damaged by fire.

- 5.3 The other buildings adjacent to the site facing Warwick Street are also single storey and utilitarian in appearance with the two-storey metal clad Cornmill Building further to the west and the car repair garage and commercial building on the opposite side of Warwick Street. See image 2



2 Looking east along Warwick Street towards the site.

- 5.4 The ordnance survey map of 1892 shown as figure 5 in the Longridge Neighbourhood Development Plan indicates that Warwick Street was not in existence at that date. It shows a cluster of outbuildings at the rear of the properties on Berry Lane in the vicinity of the site. The Ordnance survey map of 1912 shows Warwick Street to have been constructed.
- 5.5 The Longridge Conservation Area Appraisal notes that Berry Lane is the main street in the Conservation Area which contains mainly 18th and 19th century buildings. It identifies three, character areas, Fell Brow through to Higher Road, including the Market Place; Berry Lane; and Derby Road with Inglewhite Road. The application site is to the rear of Berry Lane. Berry Lane is described as

"Berry Lane is largely a 19th century invention, and is notable for its straightness and gently undulating levels, providing excellent views along the road in each direction. The street contains the principal buildings of the town, mostly dating to the 19th century, of which St Paul's Church is the most important. This is set back from Berry Lane but acts as a focal point nevertheless. Other significant buildings are in municipal or commercial uses: schools, banks, the Co-Operative Store, and public houses. There are a number of large modern buildings, excluded from the conservation area, such as Booths Supermarket. Towneley Gardens lies in the middle of the street and acts as a pleasant break in the more urban form of the rest of the street.

Because of the different uses, the townscape in Berry Lane has more variety with larger, prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops. The north-western section of Berry Lane contains more regimented and continuous terraces, again with ground floor shops, than the opposite end of the street closer to the Market Place. A large surface car park and a modern medical centre lie next to the former railway station, creating a gap in the continuity of the street frontages. Views can be glimpsed across the car park to the playground, playing field and recreation ground beyond." Page 10.

- 5.6 The summary of the special interest of the Conservation Area is given on page 3 as *"The special interest that justifies the designation of the Longridge Conservation Area derives from the following features:*
- *Good example of a Lancashire industrial town*
 - *Former cotton mills and local stone quarries were important to the town's development in the 19th century*
 - *Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere*
 - *The conservation area is based on three main streets which all contain good quality 19th century stone building*
 - *Long terraces of mill workers' housing of the mid to late 19th century*
 - *Survival of Sharley Fold Farmhouse from the early 17th century*
 - *Listed late 18th century handloom workers cottages*
 - *Towneley Gardens and bowling green in the centre of the town*
 - *Location near to the Forest of Bowland"*
- 5.7 The architectural and historic character of Longridge is stated as being *"largely a 19th century town, mostly built after the new railway allowed greater industrial development from the 1840s onwards. There is a mixture of late 18th and 19th century stone buildings, in a variety of uses. The conservation area is therefore defined by solid, stone built buildings, many of them two or occasionally three storey terraced houses."*

- 5.8 The building that formerly stood on the application site and its immediate neighbours fronting Warwick Street are single storey utilitarian buildings constructed in the twentieth and twenty-first century. They are not constructed out of sandstone which is the predominant material used for the buildings which comprise the principal streets within Longridge. Rather they are built from modern materials such as profiled metal sheeting and painted blockwork. They are built up to the back edge of the footway. The existing yard is enclosed by a steel security fence. The polytunnels are covered in green and white plastic sheeting.
- 5.9 The wider setting of the site is influenced by the rear elevations of the two storey terraces fronting Berry Lane and Towneley Road, as well as the larger building of the Old Corn Mill which fronts Warwick Street. Opposite the site outside the conservation area are the single storey bungalows built in stone and the commercial garage building finished in rendered blockwork and profiled metal sheeting.
- 5.10 The existing site and the neighbouring buildings on Warwick Street do not have characteristics that contribute positively to the character and appearance of the conservation area. Warwick Street is not specifically mentioned in the Conservation Area Appraisal. It is mostly 20th century buildings which have no architectural merit. The vacant semi-cleared site of the former building has a negative impact on the character and appearance of the conservation area. The application site and its immediate neighbours have low historic value.
- 5.11 The proposed development will bring the vacant site back into use. The scale and footprint of the building is the same as the building that was damaged by the fire. The appearance of the building reflects the utilitarian appearance of the other twentieth century buildings nearby. It can be concluded that the proposal will preserve the character and appearance of the conservation area and is entirely acceptable. It will reinstate the built form of a building which was designated as a building of townscape merit in the Conservation Area appraisal.

6.0 DEVELOPMENT PLAN POLICY

- 6.1 Section 38 of The Planning and Compulsory Purchase Act 2004 prescribes that where relevant, planning decisions should be taken in accordance with the development plan for the area unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2024).

6.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- Key Statement DS1 (Development Strategy) – outlines the Council's development strategy with regard to housing, employment, retail and leisure. Longridge is considered to be a principal settlement where new retail and leisure development will be directed.
- Key Statement DS2 (Presumption in favour of sustainable development) – confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
- Key Statement EN5 (Heritage Assets) – seeks to conserve and enhance the significance of heritage assets and their settings within the Borough.
- Key Statement EC1 (Business and employment development)- Employment development will be directed towards specific locations including the mains settlements of Clitheroe, Longridge and Whalley.
- Key Statement DM12 (Transport Considerations) 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.
- Policy DMG1 (General Considerations) - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations)– expects development to be in accordance with the Development Strategy and support the spatial vision.
- Policy DMG3 (Transport and mobility) – considers the availability and adequacy of public transport the relationship to the primary road network and access to the development on foot or by cycle.
- Policy DME2 (Landscape & townscape protection) - requires development to protect the landscape and townscape including elements such as scale, form and materials that contribute to the characteristic townscapes of the area.
- Policy DME4 (Protecting Heritage Assets) – expands on the requirements of Policy EN5 with regard to heritage assets. The Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- Policy DMB1 (Supporting Business and the Local Economy)- proposals that are intended to support business growth, and the local economy will be supported in principle.

- Policy DMR3 (Shopping in Longridge and Whalley) Proposals for new small-scale shopping developments including existing facilities will be approved on sites which are physically closely related to existing shopping facilities.
- 6.3 The following policies of the Longridge Neighbourhood Plan are relevant to the determination of this application:
- POLICY LNDP3 – LONGRIDGE DESIGN PRINCIPLES All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.
 - POLICY LNDP4 – CONSERVING AND ENHANCING OUR DESIGNATED HERITAGE ASSETS All of the town's heritage assets, including the three Conservation Areas will be conserved in a manner appropriate to their significance.
 - POLICY LNDP8 -LONGRIDGE MAIN CENTRE. Within Longridge main centre development for town centre uses will be supported. The list of town centre uses includes class E uses.
 - POLICY LNDP9-SHOP FRONTS. New shop fronts should reflect the principal character of the area.
 - POLICY LNDP14 – PROTECTING LOCAL EMPLOYMENT SITES The use of the following sites for business uses will be supported.

6. Industrial and commercial units, Warwick St.

- 6.4 The National Planning Policy Framework (2024) ('the NPPF') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 6.5 In determining planning applications, paragraph 39 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 6.6 In relation to heritage assets paragraph 210 of the Framework states

"210 In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

- 6.7 The Framework paragraph 207 requires applicants *“to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

7 EVALUATION

- 7.1 The main planning issues to be considered in the determination of this application are:
- Principle of development
 - Residential amenity
 - Visual appearance and impact upon the character and appearance of Longridge Conservation Area.
 - Highways

Principle of Development

- 7.2 The site is within the settlement boundary of Longridge. Key Statement EC1: Business and Employment Development aims to focus employment development toward the principal settlements including Longridge. The proposed development would bring this former retail unit back into use as a Class E unit making a small but positive contribution to the supply of commercial premises in the Borough. It is in a highly accessible location close to public transport and in walking distance of the town centre with its key services and facilities. It is in close proximity to other commercial uses within a designated employment site.
- 7.3 The site is shown to be in the settlement boundary, adjacent to the main centre boundary DMR2 and adjacent to the existing employment site Policy DMB1 in the adopted HED,DPD proposals map. Policy DMR2 supports new small-scale shopping developments which are physically closely related to existing shopping facilities. As the previous use of the site was for retail purposes, the proposed class E use is appropriate in principle. Other uses within class E are appropriate in this location given that it is adjacent to a designated employment site. The Longridge Neighbourhood Plan designates the site as being within the main centre boundary and lists uses which are appropriate in this location. This includes uses which are within class E.

- 7.4 The site was last used for retail purposes, a use which now falls within class E. The site is a suitable location to reinstate a class E use. The proposal accords with the requirements of Key Statements DS1, DS2, EC1, DMG2, DMB1 and DMR3 of the Core Strategy and Policy LNDP 8 of Longridge Neighbourhood Plan.

Residential Amenity

- 7.5 The proposed unit has the same relationship to surrounding residential properties as the previous building on the site. It has a shop front facing onto Warwick Street. This is 16.5m from the rear of the bungalows on Auction Close opposite on Warwick Street. The rear of the bungalows has a high boundary wall and numbers 3 and 4 have outbuildings which provide screening. See image 3. The previous unit on the site was in place before the bungalows were constructed. As the development replicates the configuration of the previous building on the site, the development will not lead to any loss of privacy to the bungalows on Auction Close.



3 Bungalows opposite the site on Warwick Street.

Visual appearance and Impact upon the character and appearance of Longridge Conservation Area.

- 7.6 The Longridge Conservation Area Management Guidance 2005 sets out guidance for new development within the conservation area. It acknowledges that there are few development

opportunities within the Longridge Conservation Area and requires that development must *“respond to its immediate environment, its “context” in terms of scale, density, form materials and detailing”*. The development should follow the *“urban grain”* and reflect *“the pattern of arrangement and size of buildings on their plots”*. See Appendix 3 Longridge Conservation Area Management Guidance

- 7.7 The proposed development replicates the form and size of the buildings on this part of Warwick Street being single storey and a simple rectangular footprint. It reflects the other commercial buildings in the area, and it is to be finished in corrugated metal sheeting a material used on other commercial buildings nearby. The cladding is to be Merlin Grey in colour with the windows and the simple shop front matching in aluminium. The scale of the building respects the surrounding development. The height of the building is the same as the previous building damaged by fire and similar to the heights of the other single storey buildings nearby. The former retail premises on the site had a simple shop front with door facing Warwick Street. The proposed shop front replicates this arrangement.
- 7.8 This part of Warwick Street was developed mostly in the twentieth century, later than the buildings on Berry Lane. The development reflects the utilitarian appearance and scale of the other buildings on this part of Warwick Street thereby following the urban grain. The street frontage will be reinstated as before, set back slightly from the pavement edge. The development respects the historic hierarchy of development, being low key secondary development at the rear of the main street Berry Lane.
- 7.9 The proposed development reinstates a building on the site of the retail unit damaged by fire in 2021. The proposed building is appropriate in this context. It will reinstate the continuity of the street frontage and uplift the appearance of the area by removing the current gap. The development will make a positive contribution to the appearance of the street scene and the character and appearance of the conservation area. This accords with Core Strategy Policies EN5, DMG1, DME2, DME4 and Longridge Neighbourhood Plan Policies LNDP3 and LNDP4

Highways

- 7.10 Pedestrian access to the unit will be off Warwick Street as it was previously. Refuse bins are stored within the existing yard area and will be brought to Warwick Street on collection days. An area for loading and deliveries is provided in the existing yard area as is the current arrangement for sales from the yard area and polytunnels. The development will not increase the floorspace on the site above that of the previous retail unit class E use on the site. The development will not lead to any greater demand for parking on Warwick Street. There is a white line, in front of the gates into the yard indicating to drivers that there is a dropped kerb

and needs clear access. The development will have no adverse effect on highway safety or levels of parking in the area.

- 7.11 The planning permission granted for the hot food takeaway at 53 to 57 Berry Lane reference 3/2023/0055 had a condition attached to the permission requiring deliveries to be from Berry Lane only. Commercial waste from the takeaway is stored and collected from the shared yard area. It is understood that the retail unit at 53-57 Berry Lane similarly takes deliveries from Berry Lane and stores refuse in the communal yard. The proposal is compliant with policy DMG3 and DMG1 of the Core Strategy and the NPPF which states *"116 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."*

8.0 CONCLUSION

- 8.1 This Planning Design, Access and Heritage statement has been prepared by Judith Douglas Town Planning Ltd to accompany a full planning application for the construction of a class E commercial unit on Warwick Street, Longridge PR3 3EB.
- 8.2 It demonstrates that the principle of development is wholly compliant with the provisions of the National Planning Policy Framework, the adopted Ribble Valley Core Strategy and the Longridge Neighbourhood Plan in regard to the type, design and nature of the proposed use, for the reinstatement of the commercial floorspace on the site.
- 8.3 In addition, no environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendices

Appendix 1 Longridge Conservation Area Appraisal

Appendix 2 Longridge Conservation Area Appraisal Map

Appendix 3 Longridge Conservation Area Management Guidance