

Former Joiners Workshop, George Street, Longridge. PR3 3JS
Conversion of storage building to two-bedroom, single storey dwelling and garage.

Addendum to Planning, Heritage, Design and Access Statement



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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. The policy lists circumstances where approving development is likely to be substantially outweighed by adverse effects. This includes where the development proposal would

“a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or ..”

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.

2.4 NDMP S6: Neighbourhood plans and the presumption, states

“1. For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply:

a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2).”

The neighbourhood plan was adopted on the 30 April 2019 and therefore NDMP S6 does not apply.

3. DELIVERING A SUFFICIENT SUPPLY OF HOMES

3.1 One of the objectives of Chapter 6 is to support the delivery of a substantial increase in the supply of homes. The Core Strategy identifies Longridge as a settlement where new housing development will be supported. NDMP H07: Meeting the need for homes requires substantial weight to be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community. The development provides one dwelling in a sustainable location at a time when there is an acknowledged under supply of housing. As such, substantial weight should be given to the benefit of the development in terms of housing provision.

4. CLIMATE CHANGE

- 4.1 The proposal includes the provision of solar panels on the building. The objectives of Chapter 5 Meeting the challenge of climate change include, to support the transition to net zero by 2050. NDMP CC2. 2 states *“substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.”* The inclusion of solar panels in the proposal accord with this policy and the benefits of this should be given substantial weight.

5. DESIGN

- 5.1 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

6. POLLUTION, PUBLIC PROTECTION AND SECURITY

- 6.1 NDMP P3: Living Conditions and Pollution. This policy requires consideration to be given to whether the location of the development is suitable taking into account the effects of pollution. A sound insulation assessment has been submitted which shows that the development will not be adversely affected by noise from the activities in the adjacent and nearby commercial buildings. There is also a benefit to the nearby residential properties through the existing commercial use and associated traffic ceasing. This accords with NDMP P3.
- 6.2 NDMP P4: Impact of development on existing activities requires consideration to be given to the effect of the development on existing uses. This is to avoid unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established. The sound insulation assessment has proposed sound insulation measures between the proposed residential dwelling and the adjoining commercial unit, and to the building envelope. This ensures that the existing adjacent uses will not be adversely impacted by the proposed development which is in accordance with NDMP P4.

7. FLOOD RISK

- 7.1 The submitted flood risk assessment and proposed flood resilience measures meet the requirements of NDMP F7: Ensuring development is safe from flooding.

8. HISTORIC ENVIRONMENT

- 8.1 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

9. TRANSPORT

- 9.1 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 includes the provision of off-street parking and cycle parking to encourage the use of cycles in accordance with NDMP TR3.
- 9.2 NDMP TR4: Street design, access and parking, requires transport considerations to contribute to creating well-designed spaces. Off-street parking, cycle storage and electric vehicle charging is included in the development and accords with TR4.e

10. CONCLUSION

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