

Higher College Farm, Lower Road, Longridge, PR3 2YY.

Outline Planning Application for up to 21no. dwellings.

APPEAL STATEMENT

December 2019

REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr Mark Hurst ('the appellant') to lodge an appeal against the refusal of planning application reference **3/2018/1105** for an '*Outline Application for up to 21no. Dwellings*' at Higher College Farm, Lower Road, Longridge, PR3 2YY ('the site') by Ribble Valley Borough Council ('the Council').
- 1.2. The application for planning permission was submitted to the Council on 3rd December 2018 and was accompanied by appropriate plans and supporting information. The application was subsequently refused on 3rd June 2019.
- 1.3. The application had three reasons for refusal, which are provided on the attached decision notice (Appendix A). In brief, these related to the loss of employment land and the creation of new residential dwellings in the defined open countryside outside of the settlement boundary.
- 1.4. This appeal statement, made under Section 78 of the Town and Country Planning Act 1990, has been prepared against the refusal. It should be read in conjunction with the other submitted documents and drawings that formed part of the planning application.
- 1.5. In addition to this, a Viability Assessment has been produced in order to support the appeal. During the planning application process, reference to self-build was removed from the description, at request of the appellant.

/2 REQUEST FOR HEARING

- 2.1. It is requested by the Appellant that the Hearing Procedure is followed for this appeal under the Town and Country Planning (Hearings Procedure) (England) Rules 2000 (Statutory Instrument 2000/1626), as amended by the Town and Country Planning (Hearing and Inquiries Procedures) (England) (Amendment) Rules 2009 (Statutory Instrument 2009/455) and by The Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment) Rules 2013 Statutory Instrument 2013/2137.
- 2.2. It is considered that the Hearing Procedure is the most appropriate form of appeal on this occasion, given the nature of the matters disputed between the Appellant and the Council.
- 2.3. The Appellant believes the Inspector would benefit from allowing all parties to take place in a round table discussion which fully explores the matters of dispute. In particular it is considered that evidence related to employment demand and development viability, which are key aspects of this appeal, needs to be presented orally to the Inspector, so as to allow the Inspector an opportunity to test the evidence by questioning both the appellant's witnesses and any contradictory evidence advanced by the witness for the LPA.

/3 BACKGROUND AND PROPOSED DEVELOPMENT

- 3.1. The application site comprises of land to the south of Blackburn Road, on the periphery of Longridge and currently comprises of an area of land used for pasture together with the wider site, to the south, consisting of a residential dwelling and outbuildings at Higher College Farmhouse. A full description of the site and its recent planning history is set out within the Planning Statement that supported the planning application.
- 3.2. It is relevant to note that planning permission for the development of the appeal site for employment generating uses was granted in December 2017 (application ref. 3/2017/0602). The outline consent was for new industrial units (use classes B1, B2, B8) and change of use of the farmhouse to office (Class B1) and associated access, parking, landscaping and services infrastructure with all matters reserved except access. This permission remains extant, expiring in December 2020 unless reserved matters submissions are made before that time.
- 3.3. It is also relevant to note that land to the east of the appeal site was approved for employment development (B1, B2 and B8) under application ref. 3/2017/0317 in September 2017. Furthermore, an application to the south of the approved site was very recently granted planning permission for further employment development (B1) comprising of three buildings under application ref. 3/2019/0666, approved 28th November 2019¹.
- 3.4. Faced with competition for employment generating uses from the adjacent site, the appellant decided on an alternative strategy for the development of the appeal site and sought outline planning consent for residential development under application 3/2018/1105 – the subject of this appeal.
- 3.5. The proposed development subject of this appeal is fully detailed within Section 3 of the Planning Statement that supported the planning application. In summary, the application sought to develop land to the south of Blackburn Road, for up to 21no. self-build

¹ https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0666

dwelling. The application was submitted in outline with access, saving all other matters for subsequent approval.

- 3.6. The application proposed to deliver 6 affordable dwellings (28.5%) and provide a financial contribution to cover the minor shortfall (1.5%) to meet the requirement of 30%. However, during the application process, it was requested by the council that the affordable housing contribution was provided entirely on site, therefore it was agreed with the Council that 30% of the proposed scheme would be affordable units. This was detailed in the Draft Heads of Terms submitted to the Council on 1st May 2019, included within Appendix B.
- 3.7. Furthermore, during the planning process the reference to self-build dwellings was removed at request of the applicant, as it became apparent that the Local Planning Authority were not affording significant weight to this element of the scheme, which the appellant believed should be given. The application form was subsequently updated to reflect the change of description to *"Outline Planning Application for up to 21no. Dwellings and Associated Works."*

/4 RELEVANT PLANNING POLICY

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise, meaning any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2019).
- 4.2. In this instance, the statutory Development Plan for the application site comprises of the Ribble Valley Local Plan adopted on 16th December 2014 and the Ribble Valley Core Strategy 2008-2028, along with the recently adopted Ribble Valley Housing and Economic Development - Development Plan Document (HED DPD). The NPPF is a material consideration.
- 4.3. The Case Officer's Report (included in Appendix C) states the following policies are relevant to the application: Key Statement DS1 – Development Strategy, Key Statement EN2 - Landscape, Key Statement EN3 – Sustainable Development and Climate Change, Key Statement EN4 – Biodiversity and Geodiversity, Key Statement H1 – Housing Provision, Key Statement H2 – Housing Balance, Key Statement H3 – Affordable Housing, Key Statement EC1 – Business and Employment Development, Key Statement DMI1 – Planning Obligations, Key Statement DMI2 – Transport Considerations, Policy DMG1 – General Considerations, Policy DMG2 – Strategic Considerations, Policy DMG3 – Transport and Mobility, Policy DME1 – Protecting Trees and Woodland, Policy DME2 – Landscape and Townscape Protection, Policy DME3 – Site and Species Protection and Conservation, Policy DME6 – Water Management, Policy DMH1 – Affordable Housing Criteria, Policy DMH3 – Dwellings in the Open Countryside, Policy DMB1 – Supporting Business Growth and the Local Economy, Policy DMB4 – Open Space Provision.
- 4.4. Within the Decision Notice, the Council refer to the following Development Plan policies within the reasons for refusal:

- Policy EAL3 (HED DPD);
 - Key Statement DS1 – Development Strategy;
 - Key Statement DS2 – Presumption in Favour of Sustainable Development;
 - Policy DMG1– General Considerations.
 - Policy DMG2 – Strategic Considerations;
 - Policy DMB1 – Supporting Business Growth and the Local Economy;
 - Policy DMH3 – Dwellings in the Open Countryside.
- 4.5. The above policies are not rehearsed in full below since the Inspector has access to these documents. In brief, Policy EAL3 details that land at Higher College Farm will be allocated for employment uses (falling within classes B1 to B8) to meet employment land requirements in the plan period (2008-2028).
- 4.6. Key Statement DS1 seeks to outline locations in which growth will be focused. Whilst the Statement refers to strategic sites already allocated for development, it also infers that in addition to the allocated sites the majority of housing development will be located within the Borough's principal settlements, one of which is Longridge.
- 4.7. Key Statement DS2: Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. The Statement details that:

"When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the framework. The council 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, policies in the neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise."

4.8. Policy DMG1: General Considerations assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

4.9. Policy DMG2 outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Part 1 of the policy states that:

"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."

4.10. The other part of DMG2 states that:

"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 well being 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."*

- 4.11. Policy DMH3: Dwellings in the open countryside outlines that residential development within the open countryside will be limited to the following:

"Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers' dwellings a functional and financial test will be applied."

- 4.12. Policy DMB1: Supporting Business Growth and the Local Economy states that for sites with employment generating potential for alternative uses, there is a requirement for an assessment of the economic and social impact caused by the loss of employment opportunities for the site to have been marketed for a minimum of six months or information that demonstrates that the current use is not viable.

- 4.13. Attention is drawn to Paragraphs 10 and 11d of the NPPF which state that there is a golden thread running through the NPPF which is a presumption in favour of sustainable development whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted permission unless there are overriding reasons that would suggest planning permission should be withheld. Paragraph 11d specifically states that for decision making this means:

"D) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole."

/5 REASONS FOR REFUSAL AND CASE FOR THE APPELLANT

Reasons for Refusal

5.1 For reference, the reasons for refusal are as follows:

1. *The proposal would lead to a loss of land with employment generating potential, allocated for employment use in Policy EAL of the emerging Housing and Employment Development DPD, without sufficient justification which would be detrimental to the economic and social wellbeing of the area contrary to Policy DMB1 of the Core Strategy, which seeks to safeguard employment opportunities and support the local economy and paragraph 15 of the Framework which states that the planning system should be genuinely plan-led.*
2. *The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough.*
3. *It is considered that the approval of the application would lead to the creation of an anomalous, discordant and incongruous patterns and form of development that is poorly related to existing built form and the existing settlement boundary by virtue of an unacceptable degree of visual separation. As such, it is considered that the proposals would be of significant detriment to the character, appearance and visual amenities of the area contrary to policies DMG1 and DMG2 of the Ribble Valley Core Strategy.*
4. *The applicant has failed to demonstrate whether the proposed development would provide satisfactory living conditions for future occupants, in terms of noise and disturbance. Therefore it would be contrary to Policy DMG1 of the Core Strategy and the Framework, which seeks at paragraph 128 to create places with a high standard of amenity for existing and future users, to avoid noise giving rise to significant*

adverse impacts on health and the quality of life at paragraph 180 and to ensure that new development can be integrated effectively with existing businesses and community facilities at paragraph 182.

Case for the Appellant

- 5.2 It is generally acknowledged that the appeal site offers the opportunity to provide a sustainable pattern of development, being located on the edge of one of the principal settlements in the Borough where new development is to be concentrated. The appeal site is accessible to services and facilities without need to use the private car, a point acknowledged in the officer's report which states that *"It is considered that future occupants would be able to travel by foot, bike or public transport to facilities within Longridge and as such the site's location is judged to be reasonably sustainable"*.
- 5.3 It is also accepted that the proposed development would not give rise to any technical issues which would suggest that planning permission ought to be prevented. Save then for the matters raised within the reasons for refusal it would follow that, subject to appropriate conditions and the completion of a suitable planning obligation, outline planning permission could be granted.

Reason for Refusal 1

- 5.4 The first reason for refusal relates to the loss of land with employment generating potential which would result from the development of the site for alternative non-employment uses. The Council has concluded that the proposed development would be in conflict with the policies of the development plan which seek to protect land with employment generating potential and hence with guidance in NPPF.
- 5.5 It is pertinent to mention that the Housing and Employment Development DPD was very recently adopted, as of 15th October 2019 and so now forms part of the development plan, whereas at the time of determination it remained an emerging document.

- 5.6 The reason for refusal states that there is insufficient justification for the loss of land with employment generating potential and allocated for employment use in Policy EAL, and that this would render the scheme contrary to Policy DMB1 of the Core Strategy.
- 5.7 On the contrary it is the view of the appellant that the land use allocation in Policy EAL and particularly the requirements of Core Strategy Policy DMB1 can be met and that the application for alternative land uses, in this case residential use, would not be in conflict with Policy DMB1. The appellant is also of the opinion that the approval and marketing of the adjacent site (the "alternative employment site") for very similar employment generating uses, providing direct competition for a similar type of operator, is a clear material consideration which would support a decision to permit alternative uses of the appeal site. In this respect the availability of the alternative employment site would mean that (i) there would be no net loss of employment land from that envisaged within Policy EAL, which itself represented an overprovision against Core Strategy requirements and (ii) the alternative employment site would compete with the appeal site in a market which is unlikely to have capacity for both sites to be delivered.

- 5.8 Core Strategy Policy DMB1 states (inter alia) that:

"Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accordance 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 the 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 provision of policy DMG1, and*
- 2. The compatibility of the proposal with all 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. **Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property / business has been marketed for business use for a minimum period of six months or information that demonstrates to the Council's satisfaction that the current use is not viable for employment purposes.)"***
(PWA emphasis added).

Economic and Social Impacts

- 5.9 As part of the application process (email correspondence to the LPA dated 12th April 2019) additional information was submitted to the LPA to respond to concerns regarding compliance with Core Strategy Policy DMB1, included in Appendix D and E. It was stated that even with the loss of the proposed employment site at Higher College Farm, there would remain a net overprovision of potential employment land within the Borough. In this regard it was noted that the HED DPD includes the allocation of 4ha of employment land, resulting in an over provision against Core Strategy requirements of 1.6ha. So even discounting the availability of the alternative employment site, the loss of the Higher College Farm site of 1.5 ha, would not result in a shortfall in the overall core strategy target.

- 5.10 Moreover, the approval of the alternative employment site (application 3/2017/0317) saw an additional 2 hectares of employment land consented, as a windfall site, which would directly compensate for the potential loss of the 1.5 hectares at the appeal site. Accordingly, it was, and remains, the appellant's view that, based on the adopted and emerging development plan position, the development of the appeal site for non-employment uses would not have any adverse material impacts on the overall supply of employment land and hence would not give rise to unacceptable economic impacts. Furthermore, as the appeal site is not an established or existing employment site (where social impacts from employment relocation can be more apparent), the social impacts of the loss of future development land are likely to be limited, particularly as the site has been directly replaced by a larger site in the same general location – the alternative employment site.
- 5.11 The appellant also submitted an opinion from Eckersley as to local market demand for employment generating uses (Appendix D), which considered the nature of the market in general terms and the overall quantum of approved employment land against this demand. The opinion was that *"whilst reasonable demand exists, it is very doubtful that this is sufficient to deliver both sites and the cumulative floor space they are able to deliver"*.
- 5.12 It is therefore considered that there would be no material harm, in economic or social terms, resulting from the development of the appeal site for non-employment uses.
- 5.13 The second part of the requirements of Policy DMB1 is that the site should have been *"marketed for business use for a minimal period of six months or information demonstrates that the current use is not viable"*. In this case the appellant chose to approach the issue of viability, as opposed to a marketing exercise, given the initial assessment from Eckersley which asserted that *"in isolation the subject site as a business accommodation scheme isn't viable"*. The alternative approach to dealing with Policy DMB1 is expressly acknowledged in the policy text which allows for marketing OR viability evidence to be advanced.

Viability

- 5.14 Eckersley has produced a supplementary commercial viability appraisal (Appendix F) which supports the appellant's argument that the consented scheme (or other proposals) will not prove viable. This work supplements the assessment of market demand for employment generating uses previously prepared (included in Appendix D). This initial assessment work concluded that the appeal site was unlikely to be suited to B2 or B8 uses, due to proximity to residential development (potential disturbance) and the distance from the nearest motorway connection and need to travel through Longridge (access difficulties and delays). It was considered that the concern regarding proximity to residential development would be less severe in the case of the alternative employment site, which was more remote from residential development and that this site also had the apparent benefit of permission for B1(a) office floorspace. Eckersley's opinion was that the consented scheme was unlikely to prove viable as a development opportunity and this was compounded by the availability of a competing site in such close proximity.
- 5.15 The additional viability report now presented by Eckersley demonstrates that, undertaking a traditional residual valuation and using robust and sensible assumptions, the proposed development would result in a significant negative land value. This means that the proposed development is not currently viable.
- 5.16 Eckersley also consider that it would not be possible to develop a scheme of sufficient development density to ensure an adequate return is generated.
- 5.17 Whilst acknowledging that this assessment is relevant at the present time and that circumstances may change to render the scheme viable; this is at best uncertain. Moreover, should it be the case that market conditions improve dramatically, the adjacent sites would easily meet the identified needs and more and so the loss of this site to employment use would not cause material harm to the economic strategy of the development plan.

- 5.18 By reference to the officer's report, it is noted that a letter of objection was received from the neighbouring site and a letter from a commercial property consultant, Trevor Dawson which states that there has been strong interest from both developers and land occupiers with several offers received in excess of the asking price. The appellant does not dispute the level of interest in the alternative employment site, however it is understood that this site has not been sold and remains undeveloped, so this has not yet translated into a development which has proven to be viable, despite the fact that it has been over 2 years since the grant of planning permission. It is not therefore considered that the anecdotal evidence of demand can be translated into an indication of viability.
- 5.19 Accordingly taking into account that there would be no adverse material impacts on economic or social aspects and that the development of the land for employment purposes is unviable, it is concluded that the requirements of Policy DMB1 are met and that there is no conflict with this policy as has been asserted by the LPA.

Reasons for Refusal 2 and 3

- 5.20 The second reason for refusal states that the development would lead to the creation of new dwellings in the defined open countryside, without sufficient justification which would cause harm to the development strategy of the borough.
- 5.21 The third reason for refusal, like the second relates to the open countryside, but is linked to the landscape and visual impact of the proposed development, which is said would lead to the creation of an anomalous, discordant and incongruous pattern and form of development that is poorly related to the existing built form and the existing settlement boundary by virtue of an unacceptable degree of visual separation.
- 5.22 Dealing first with the second reason for refusal, it is the appellant's view that the site ought not to be viewed as part of the open countryside but instead as part of the extended settlement of Longridge, where development is to be concentrated. It is considered that the site is erroneously and irrationally shown to be outside of the settlement boundary. The recently adopted HED DPD was adopted alongside an updated proposals map, however this map is not appropriately drafted to clearly show all land use

allocations and sites with planning permission, despite the comments from the examining Inspector at paragraphs 12 – 14 of his report². The Longridge inset map³ which forms part of the HED DPD contains a number of clear anomalies. In the context of the appeal site, neither it (an allocated site with a planning permission for employment uses), nor the other consented employment sites in this part of Longridge, are shown on the inset map. It is not clear whether the Council intend to update the proposals map as would have been expected, given that the appeal site has been allocated within the adopted HED DPD, yet the main proposals map which sits alongside the DPD does not show the site.

- 5.23 The officer's report details that the site does not bound the settlement boundary, with a separation of 150 metres between the development site and the Lower Lane and Dilworth junction and 450 metres to the nearest development on the south side of Lower Lane. The revised settlement boundary of Longridge is indicated below in Figure 1 (outline in black /grey). The appeal site is outlined in red, with the adjacent employment sites highlighted in yellow.

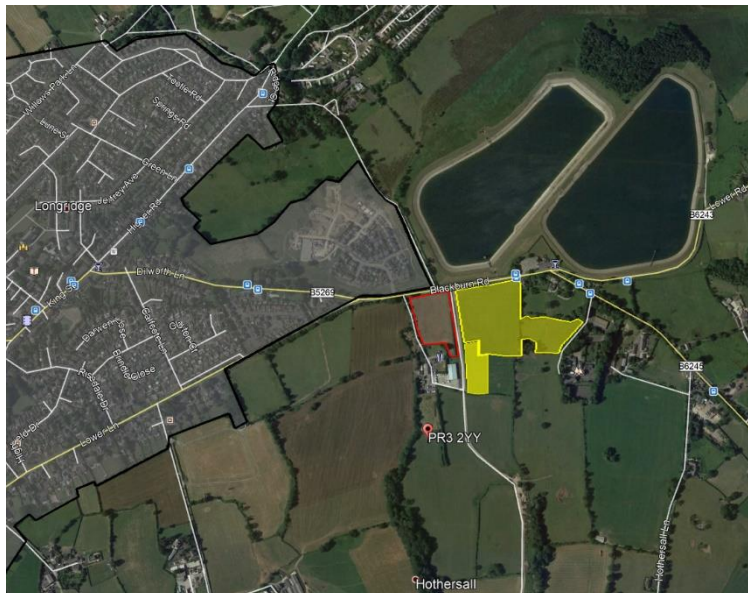


Figure 1: Longridge Settlement Boundary (Source: Google Earth)

² https://www.ribblevalley.gov.uk/download/downloads/id/12448/ribble_valley_local_plan_report_2019.pdf

³ https://www.ribblevalley.gov.uk/download/downloads/id/10738/sheet_4_-_clitheroe_22_clitheroe_town_centre_23_gisburn_32_longridge_8_west_bradford_25_worston_27.pdf

- 5.24 It does not appear logical that an allocated employment site, with extant permission to be developed, with the adjoining sites also with permission to be developed, would be excluded from the settlement boundary, which has recently been extensively redrafted to include such consents elsewhere.
- 5.25 It is assumed that the LPA intend to update the main inset map and proposals map to reflect the land use allocations and the fact that planning permission has been granted. Not to do so would leave allocated sites (the appeal site) as well as other consented sites where development has commenced, e.g. Grimbaldeston Farm, Preston Road, Longridge – approval for 275 dwellings⁴, without any status of the proposals map. If it is not intended that the proposals map be updated to reflect these sites, including the appeal site, this would be entirely inconsistent with the approach taken to other approved and partly completed sites on the periphery of Longridge, where the settlement boundary has been drawn to include these recent planning permissions.
- 5.26 It is therefore considered that by virtue of the allocation and the grant of consent that the site is in fact functionally and physically well related to the settlement and ought to be considered a part of the settlement for the purposes of development management.
- 5.27 It therefore follows that residential development of the type proposed would be consistent with Key Statement DS1 of the core strategy which states that :-

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

- 5.28 Moreover Policy DMG2 of the Core Strategy states that :-

⁴ <https://www.ribblevalley.gov.uk/planningApplication/27809>

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.

- 5.29 The proposed residential development of the appeal site would indeed consolidate and round off development in this locality so that it is closely related to the main built up areas and hence would be consistent with Core Strategy Policy DMG2.
- 5.30 Even if the Inspector were to consider that the site can logically be included as a development allocation on the edge of the settlement, have planning permission for significant development yet at the same time can fall within open countryside, it is material to the determination of the application to consider the impact of any alternative form of development by comparison with the approved scheme or other schemes which might be brought forward within the terms of the land use allocation.
- 5.31 Given the scale of development approved, it is unlikely that residential development of the site would have any greater impact in visual or landscape terms than the employment uses proposed and consented or any other scheme which the LPA consider would be acceptable given the allocation made.
- 5.32 Turning to the third reason for refusal, the suggestion that the development of the site for residential use would create an anomalous, discordant and incongruous form of development not well related to the settlement is disputed. It is the appellant's view that the site is well related to the existing settlement, lies close to the settlement boundary and abutting it on its northern boundary. The site is contained by a residential development site to the north (partially complete), approved commercial development to the east and south and so would neither extend the settlement nor would appear incongruous in the wider context. On the contrary development of the site would help to consolidate development in this locality.

- 5.33 Further it is apparent that the landscape and visual impact of residential development is likely to be considerably reduced from the impacts that might arise with the development of the approved scheme or other form of employment development.
- 5.34 For these reasons it is disputed that the appeal proposals would lead to an inappropriate or harmful form of development.
- 5.35 The reason for refusal would also seem to contradict the decision made to allocate the site for employment use and to grant planning permission to develop the site, as well as further land to the east and south east. Whilst the officer's report acknowledges that the site has extant planning permission for employment use, and that the visual impacts may be no greater than the approved scheme it is suggested that the need for employment outweighs any harm and this is not the case for housing. It is stated that *"there is no overwhelming need to approve residential development in Longridge at this time"*. However, paragraph 6.18 to 6.27 of the planning statement identifies some concern with the LPAs housing supply.
- 5.36 In response to this, the Council have recently commissioned an independent Strategic Housing and Economic Needs Assessment completed by Turley⁵, which states that the housing figure set by the standard methodology of 148 units is insufficient, with the report presenting modelling which indicates that up to 248 dwellings per annum are required, due to the population growth assumptions made in the demographic baseline of the standard method, which appears unreliable in the context of Ribble Valley. Furthermore, as a result of the demographic profile of trend-based projections in Ribble Valley, modelling confirms that a higher rate of delivery would be needed to support job growth. If the standard methodology figures were used, it would undermine the economic strategy and the potential for economic growth in Ribble Valley.
- 5.37 The draft Strategic Housing and Economic Needs Assessment further states that in establishing the likely level of housing need beyond the standard methodology requires a degree of judgement, particularly at the early stages of the plan-making process in

⁵ https://www.ribbonvalley.gov.uk/download/downloads/id/12434/shena_report.pdf

Ribble Valley. However, the report modelling indicates that up to 348 dwellings per annum could be needed in order to support job growth identified through baseline employment forecasts. The base level set within the standard methodology approach would fundamentally inhibit the Council from sustaining and meaningful growth resulting in a *"fall in the number of working age residents (16-64) and diminish labour force that would be unlikely to support growth of the local economy"*. The key objective of the emerging Development Plan is to encourage and facilitate appropriate growth, consequently any amendment to the Council's housing requirement would undermine the Council's ability to reach its potential. Furthermore, accepting a higher housing target should be encouraged in the context of the national drive for housing. The introduction of the standard methodology is estimated to only deliver 269,000 homes per year which is some 31,000 short of the Government's annual target.

- 5.38 Although the figures within the SHENA have yet to be tested within the local plan examination forum, the indication is clearly that the use of standard method for deriving a housing requirement could have significant negative impacts on the economic and other aspirations of the authority. Against this backdrop it is suggested that securing planning permission for additional housing schemes in sustainable locations within the principal settlements is likely to assist the Council in meeting these housing needs and hence that there is indeed a need to consider positively all appropriate sites which can help to meet these needs in a sustainable manner.

Reason for Refusal 4

- 5.39 The fourth reason for refusal relates to residential amenity of future occupants, especially relating to noise and disturbance and alleges that the applicant has failed to demonstrate that the proposed development would provide satisfactory living conditions for future occupants.
- 5.40 A Noise Assessment was submitted to the Council during the determination of the application, following the response from the Environmental Health Officer on 24th January 2019, which requested that that assessment should demonstrate how certain

noise limits should not be exceeded at each of the proposed dwellings and that the assessment should consider the impact of road traffic noise from the existing adjacent industrial site. As the proposed industrial site had not yet been developed, it was suggested to use a robust 'worst case' scenario prediction for each of the industrial units. Following submission of the Noise Assessment, no further response was provided from the Environmental Health Officer, which was made publicly available to the applicant.

- 5.41 The noise assessment report concludes that the mitigation measures proposed to protect future residents will be adequate to protect against existing background noise (road noise) as well as noise from the future industrial development on the adjacent site. Moreover the consultant has confirmed that the noise condition attached to the outline consent for the adjacent site would work in concert with the mitigation measures proposed in the case of the appeal site to ensure that there would be no adverse impacts on future residents, whilst ensuring that the reasonable activities at the employment site are not restricted and hence this does not prevent or preclude use of the site for the uses approved.
- 5.42 It is therefore considered that the reason for refusal is unsubstantiated and that appropriate conditions can overcome any concerns related to the relationship between residential uses and employment uses on the adjacent sites.

/6 CONCLUSION

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2. It has been demonstrated in this statement that the proposed development is consistent with the provisions of the relevant development plan policies and with the NPPF.
- 6.3. The proposed development does not result in any significant adverse effects and would provide for sustainable development in the context of NPPF. In particular, the site:
- Is well located in relation to the strategic highway network;
 - Is within walking distance of a range of services and facilities;
 - Would make effective use of a site which stands adjacent to a residential area as illustrated on the Council's current planning policy proposal map;
 - Clearly functions as part of the settlement of Longridge;
 - Has good existing vehicular access that does not require mitigation measures.
- 6.4. As such, this proposal is considered to deliver a sustainable form of housing development as is required by the NPPF. The scale of development and its context in relation to its location is considered acceptable and any harm would be far outweighed by the benefits of delivering sustainable residential development.
- 6.5. Therefore, when taking the aforementioned arguments into account, it is considered that the Council were wrong to have refused to grant planning permission. The Inspector is therefore respectfully requested to uphold the appeal and to grant planning permission, subject to appropriate conditions.

APPENDIX A DECISION NOTICE

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2018/1105

DECISION DATE: 3 June 2019

DATE RECEIVED: 03/12/2018

APPLICANT:

Mr M Hurst

C/o Agent

AGENT:

Mrs R Leather

PWA Planning

2 Lockside Office Park

Lockside Road

Preston

PR2 2YS

DEVELOPMENT PROPOSED: Application for Outline planning permission for 21 dwellings and associated works.

AT: Higher College Farm Lower Road Longridge PR3 2YY

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal would lead to a loss of land with employment generating potential, allocated for employment use in Policy EAL of the emerging Housing and Employment Development DPD, without sufficient justification which would be detrimental to the economic and social wellbeing of the area contrary to Policy DMB1 of the Core Strategy which seeks to safeguard employment opportunities and support the local economy and paragraph 15 of the Framework which states that the planning system should be genuinely plan-led.
- 2 The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough.
- 3 It is considered that the approval of the application would lead to the creation of an anomalous, discordant and incongruous patterns and form of development that is poorly related to existing built form and the existing settlement boundary by virtue of an unacceptable degree of visual separation. As such, it is considered that the proposals would be of significant detriment to the character, appearance and visual amenities of the area contrary to policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

P.T.O.

APPLICATION NO: 3/2018/1105

DECISION DATE: 3 June 2019

- 4 The applicant has failed to demonstrate whether the proposed development would provide satisfactory living conditions for future occupants, in terms of noise and disturbance. Therefore it would be contrary to Policy DMG1 of the Core Strategy and the Framework, which seeks at paragraph 128 to create places with a high standard of amenity for existing and future users, to avoid noise giving rise to significant adverse impacts on health and the quality of life at paragraph 180 and to ensure that new development can be integrated effectively with existing businesses and community facilities at paragraph 182.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

APPENDIX B DRAFT HEADS OF TERM


Heads of Terms (Draft)

In respect of the outline planning application relating to land at Higher College Farm, it is considered that the following aspects may need to be addressed through a planning obligation (under s.106 of the Town and Country Planning Act 1990 (as amended)).

- Provision and phasing of 30% of the total number of dwellings to be provided on-site as 'affordable housing', as defined within NPPF or other national guidance. Unit size, type and tenure to be agreed with the LPA;
- Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.

APPENDIX C OFFICER'S REPORT

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2018/1105	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/01/2019	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		

Development Description:	Outline planning permission for 21 dwellings and associated works
Site Address/Location:	Higher College Farm, Lower Road, Longridge PR3 2YY

CONSULTATIONS:	Parish/Town Council
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Hothersall Parish Council

In November 2017, the recommendation from RVBC's Planning Officers was that the application for industrial development at Higher College Farm (3/2017/0602/P) was considered 'to be essential to the local economy'.

Now it seems this 'essential' change of use from agricultural to industrial land is no longer required. Instead, this most recent application calls for a change of use from agricultural, via industrial, to housing development.

The adjoining site had, on the same grounds, also been granted planning permission for industrial development. Despite this, no such development has happened. Will this too now lead to an application to re-designate its use? We understand that all applications must be dealt with independently but are aware of the power of precedent.

We were frequently assured by officers that the Employment Land Refresh 2013 required that this parcel of land be developed. The Alston & Hothersall councillor, Jim Rogerson, assured us that there was a desperate need among local businesses for new premises to aid the expansion of the local economy. In fact, he claimed to know of a business, ready to move in as soon as the site was available. Over a year later, none of this has come to pass.

It appears that the officers' predictions of need have not yet materialised. It may be that they do before the current planning permission expires. If not, Hothersall Parish Council would argue in favour of returning to the pre November 2017 status quo and retaining the parcel of land for agricultural use at Higher College Farm.

Ribchester Parish Council

No comments.

Longridge Town Council

Object to this application as the council feels that there is a need for industrial land and this land would serve Longridge better as industrial units.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

With respect to this application the County Surveyor raises no objections to the principal of the works.

There are however a number of concerns regarding the self-build elements of the development which would require some further information and some conditions relating to the timing of the works required to form the new access and associated infrastructure. It is noted that the plans showing the

expected entrance do not show the bus stop approximately opposite the new access that is to be formed. It is also expected that the new junction and access road are to be substantially completed prior to the commencement of any building works, as it is not expected that the plots will be sold and developed in a similar manor to a conventional housing development.

In order to ensure that the estate road and its junction are satisfactorily completed we would look for the new junction to be completed prior to any construction works being carried out and the entire estate road being complete to base level within 6 months of the commencement of construction works. This shall include the provision of a footway for the full perimeter of the turning head.

LCC Education:

Based upon the latest assessment, taking into account all approved applications LCC will not be seeking a contribution for Primary or Secondary school places.

However, as there are a number of applications that are pending a decision that could impact on this development should they be approved prior to a decision being made on this development the claim for school provision could increase up to maximum of 8 primary places and 3 secondary places.

Calculated at the current rates, this would result in a maximum claim of:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (318 / 240) \text{ (Q1-2018/Q4-2008)}$

= £15,753.31 per place

$£15,753.31 \times 8 \text{ places} = £126,026.48$

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price } (318 / 240) \text{ (Q1-2018/Q4-2008)}$

= £23,737.28 per place

$£23,737.28 \times 3 \text{ places} = £71,211.84$

Lead Local Flood Authority:

No objection subject to conditions.

CONSULTATIONS:

Additional Representations.

Letters from 4 separate addresses have been received in relation to this application. Three letters object to the proposals and raise the following concerns:

- Core Strategy Policy DMB1 'Supporting Business Growth and the Local Economy' is relevant to the consideration of the application and requires proposals for the 'redevelopment of sites with employment generating potential for alternative uses' to be assessed against five criteria. These criteria have not been assessed and no reference is made to Policy DMB1 in the planning statement submitted with the application.
- The application site is already included in the draft HED DPD as an employment land allocation for Class B1 to B8 uses in Policy EAL3. It is one of three proposed employment allocations in the HED DPD and the only one serving Longridge. The draft policy explains that it is required to meet identified employment land needs for Longridge.
- The applicant received outline planning permission following the submission of the HED DPD and has not made representations or given any other indication to the HED DPD Inspector, that he opposes the proposed Policy EAL3 employment allocation.
- The Council granted outline planning permission for the erection of employment development on the land immediately east of the application site. There is a clear risk that housing developed at such close proximity will prejudice the delivery of the committed employment

scheme by deterring investors and occupiers.

- The applicant has not submitted any technical evidence, such as a noise impact assessment and other indicators of potential nuisance, to demonstrate whether the proposed housing development will be compatible with the neighbouring committed employment scheme, as well as cumulative road traffic noise and noise from the existing industrial units to the south of the site.
- Planning Practice Guidance (023:57-023-201760728) explains that in order to comply with the duty to grant planning permission, a relevant authority has three years from the end of each base period in which to permission an equivalent number of plots of land that are suitable for self-build and custom house building, as there are entries (on the register) for the respective base period. On this basis, the planning statement (paragraph 6.37) is incorrect to state that the Council has until 30th October 2019 to grant 26 no. suitable planning permissions, as its duty at any point in time is determined by the level of interest added to the register in the corresponding base year period and any preceding base years.
- There is no prescribed method by which relevant authorities should increase the number of planning permissions that are suitable for self-build and custom house building to meet demand. The Wyre Local Plan Inspector's Report of 1st February 2019 concluded that the 'limited need for self-build housing taking account of evidence from the self-build register would be met through the plentiful supply of plots with permission for one or two dwellings'. This could similarly apply in Ribble Valley.
- The provision of self-build housing can only be given limited weight in the planning balance in this case. This is consistent with the view reached by the Inspector determining the recent appeal at Wiswell Brook Farm (APP/T2350/W/18/3210850) of 10th December 2018 (paragraph 24). It is noted that the Inspector also identified conflict with Core Strategy Policy DMH3 on the basis that self-build market housing does not meet an identified local need, and self-build development within the countryside conflicts with Key Statement DS1 and Policy DMG2 (paragraphs 7 to 10).
- The proposed development is in fundamental conflict with Policy DMB1 of the Core Strategy, to which full weight can be attached, as well as Policies DS1, DMG2 and DMH3 arising from its countryside location and Policy DMG1.
- The application does not meet the Council's targets for affordable and over 55s housing.
- No play area provided.
- Insufficient parking spaces.
- Sewers in the area are already at capacity.
- The site does not conform to the Longridge Neighbourhood Plan.
- The original application for industrial development was a stepping stone to residential.
- Cumulative impact of development on the highway network.
- Adverse impact to ecology.

One letter states that residential development of the site is preferable to industrial development.

RELEVANT POLICIES:

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement H1 – Housing Provision

Key Statement H2 – Housing Balance

Key Statement H3 – Affordable Housing

Key Statement EC1 – Business and Employment Development

Key Statement DMI1 – Planning Obligations

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management
Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the open countryside and the AONB
Policy DMB1 – Supporting Business Growth and the Local Economy
Policy DMB4 – Open Space Provision

Longridge Neighbourhood Plan
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

RELEVANT PLANNING HISTORY:

3/2017/0602 - Application for Outline planning permission for industrial units (use classes B1, B2, B8) and associated access, parking, landscaping and services infrastructure with all matters reserved except access. Change of use of farmhouse to office (B1). Approved with conditions.

3/2008/0268 - Rebuilding of existing outbuildings to form an extension to the existing dwelling. Approved with conditions.

3/2006/0195 - Closure of existing access to farmhouse and provision of new access road off existing access road off Lower Road. Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Proposed Development for which consent is sought:

The application proposes to develop the site for up to 21 dwellings. This is an outline planning application with all matters reserved except for access. The site at Higher College Farm is located to the east of Longridge and extends to an area of approximately 1.5 hectares of agricultural land to the north of the former farmhouse of Higher College Farm. The site is bound to the north by a hedgerow fronting Blackburn Road. Along the western boundary of the site runs a hedgerow lined track providing access to Higher College Farmhouse. Higher College Farmhouse and its associated outbuildings are located to the south and beyond the farmhouse are a range of commercial buildings used for food processing, packaging and distribution, along with external parking and servicing areas. To the east is a roadway leading to the food processing businesses.

The site is generally flat and is presently used for pasture. The site was granted outline approval for the erection of industrial units (use classes B1, B2, B8) and conversion of Higher College Farmhouse to office use in December 2017. The application site is identified as employment land allocation EAL3 in Policy EAL of the emerging Housing and Employment Development (HED) DPD. The hearings into the HED DPD closed on 23 January 2019 and the Local Planning Authority is awaiting the Inspectors Report.

On land to the east of the site, referred to from hereon in as the 'Blackburn Road site', there is extant outline planning consent for a mixed employment development on approximately 2 hectares of agricultural land comprising up to 2,140 square meters of office (B1) and 6,045 square meters of industrial (B2) and storage (B8). Dilworth Lane residential development, comprising 195 dwellings, is presently under construction on the north side of Blackburn Road opposite the application site.

Existing site features include boundary trees and hedgerows. There is a public right of way (PROW) that runs adjacent to the site's eastern boundary.

The proposed access would comprise a junction with Blackburn Road located centrally at the frontage of the site. It is proposed that the development would provide the requisite offer of affordable and over-55s homes to accord with the policies contained in the Ribble Valley Core Strategy.

The proposal seeks to retain existing boundary hedging and trees. All detailed matters, such as the appearance, landscaping, layout and scale, would be reserved however the application is submitted with plans that are for illustrative purposes.

Observations/Consideration of Matters Raised/Conclusion:

Principle of Development

The development plan for the Borough is the Ribble Valley Core Strategy which was formally adopted in December 2014. Having regard to the October Housing Land Availability Survey (HLAS) (published 19 November 2018) this evidenced that the Council could demonstrate a 6.1 year supply of housing land with a 5% buffer. At the recent Henthorn Road appeal inquiry which ran from 8 May – 10 May 2019 the Council agreed that the five year housing land supply was 5.75 years with a 5% buffer. The use of a 5% buffer is supported by the recently published revised NPPF.

This is a view that is challenged in the applicant's planning statement where it is stated that the Council's "assertion that the housing delivery test has been complied with is fundamentally flawed". It is the applicant's view that the annual housing requirement figure against which delivery should be measured is the adjusted requirement, taking into account any accumulated shortfall. However, as stated in the HLA 5 Year Supply Statement (30 September 2018), the Council's approach and use of the unadjusted Core Strategy figure of 280 dwelling per year accords with the provisions of the Housing Delivery Test (HDT). Since the submission of this application, the HDT measurements 2018 were published on 19 February 2019 and demonstrate that housing requirements in Ribble Valley have been met and therefore a 5% buffer to ensure choice and competition in the market for land is appropriate. The relevant policies for the supply of housing contained in the adopted Core Strategy can be afforded full weight and the presumption in favour of sustainable development is not engaged.

The Development Strategy for the Borough is set out in Key Statement DS1 of the Core Strategy. Key Statement DS1 states that:-

'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.'

Key Statement DS1 goes on to state that, *'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'.*

The provision of up to 21 dwellings at the application site would reflect the existing population size of Longridge and would not result in any quantifiable or measurable harm to the Development Strategy presented by Key Statement DS1 of the Core Strategy, particularly given that it seeks to focus the majority of new housing development to principal settlements.

In terms of housing delivery in Longridge, the applicant seeks to demonstrate that the proportion of the borough's housing requirement to be provided in Longridge, as indicated by table 4.12 of the Core Strategy, will not be achieved by the end of the plan period. According to the HLAS (November 2018), 318 dwellings have been completed in Longridge during the period April 2008 to September 2018. In order to achieve the indicative minimum requirement of 960 dwellings in Longridge, there would be a requirement for approximately 65-70 dwellings to be delivered in each remaining year of the plan. According to the Council's latest figures, average completions in Longridge during the last two years (March 2017-March 2019) have reached such figures. Moreover, having regard to the housing land supply in Longridge there remains permissions for residential development which go above the indicative housing requirement for the settlement. As such, whilst the NPPF seeks to boost the supply of homes, there is no overwhelming requirement to approve residential development in Longridge at this time although the provision of new housing (including affordable and over 55s housing) is identified as a benefit of the scheme.

The settlement boundaries for the Borough have been reviewed and are contained on the emerging Proposals Map that was formally submitted, alongside the Council's HED DPD, to the Secretary of State on 28 July 2017. The draft settlement boundaries which form part of the HED DPD were adopted for Development Management Purposes as of December 2016. Prior to this the settlement boundaries used for Development Management purposes pre-dated the Core Strategy and were part

of the District Wide Local Plan (Adopted June 1998). These settlement boundaries were not amended during consideration of the Core Strategy.

The emerging Proposals Map for the Borough has yet to be formally adopted by the Local Planning Authority. Whilst the hearings into the HED DPD (including Proposals Map) concluded week ending 25 January 2019 it may still be subject to change. The draft settlement boundary for Longridge therefore can only attract limited weight in the decision making process at this time.

The application site lies in an area defined as open countryside. Core Strategy Policy DMG2 (Strategic Considerations) states that:-

'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.*

In order to satisfy policies DMG2 and DMH3 in principle residential development in the open countryside or AONB must meet an identified local housing need or one of the other criteria. If the criteria relating to local housing needs are not met the proposed development would fail the requirements of these policies. However, policies DMG2 and DMH3 of the Core Strategy should not be applied in isolation nor should those policies be interpreted in such a way that would entirely restrict development for all new open market dwellings in the open countryside.

It is noted that previous Inspector's decisions have interpreted the requirement embodied within Policy DMG2 to "*consolidate, expand or round-off development*" in the Principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 Villages to apply only to land within the settlement boundaries. However, further consideration must be given to the physical, functional and visual relationship between sites and the main built up areas of Principal and Tier 1 settlements. This is reflected in recent decisions that have sought to apply a more flexible approach. In this case, whether the site is physically and functionally well-related to the settlement of Longridge and would constitute consolidation, expansion or rounding-off is discussed below.

Having regard to the sustainability of the site in terms of access to services and facilities, the distance from the site to the main centre of Longridge would be around 1km. The main shopping centre of Longridge contains a range of facilities as recognised by its categorisation as a Principal Settlement in Core Strategy Key Statement DS1. Key Statement DMI2 says that development should be located to minimise the need to travel and should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need to travel by private car. This is echoed in Policy DMG3 of the Core Strategy which attaches considerable weight to pedestrian, cycle and reduced mobility accessibility and 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. Development should be located in areas which maintain and improve choice for

people to walk, cycle or catch public transport rather than drive between home and facilities which they need to use regularly.

The publication, 'Providing for Journeys of Foot' (IHT, 2000), suggests a preferred maximum walking distance of 800 metres to town centres. Deleted Planning Practice Guidance Note 13 Transport stated "walking offers the greatest potential to replace short car trips, particularly those under 2km". It is considered that the proximity of the site to Longridge would provide future occupants the choice of multiple methods of transport to reach service and facilities that would be required on a day-to-day basis including walking and cycling. It must be noted that the proposal includes the provision of a footway along the south side of Blackburn Road westwards towards the existing bus stop adjacent to Woodville Cottages. The walking distance to the bus stop from the site entrance would be approximately 200 metres with regular buses into Longridge throughout the working day. It is considered that future occupants would be able to travel by foot, bike or public transport to facilities within Longridge and as such the site's location is judged to be reasonably sustainable.

Impact on Visual Amenity and Landscape Character

The proposed density of the development is relatively low at around 14 dwellings per hectare (dph). The Framework requires planning policies and decisions to support development that makes efficient use of land. It is acknowledged however that there are a number of considerations to take into account when determining an appropriate site density including the desirability of maintaining the area's prevailing character and setting. In this case, due to the application site's location in the open countryside, a low density scheme would result in less visual harm than a high density development.

In terms of its location, the application site lies to the east of the settlement of Longridge on the south side of Blackburn Road. The site lies outside of, and detached from, the settlement boundary of Longridge as shown on the Districtwide Local Plan (DWLP) Proposals Map (adopted June 1998). The Longridge settlement boundary, as denoted on the emerging Proposals Map, has been extended to take in extant 'edge of settlement' housing commitments including Land at Dilworth Lane (195 dwellings), Land at Chapel Hill (52 dwellings), Land East of Chipping Lane (outline pp up to 363 dwellings) and Spout Farm (34 dwellings). Further amendments to the settlement boundary would be required to take account of residential planning consents at Higher Road (outline pp up to 122) and Land West of Preston Road, Longridge (256 dwellings).

Core Strategy Policy DMG2 states that "*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*". The emerging settlement boundary extends further east when compared with the DWLP Longridge boundary due to the inclusion of the Dilworth Lane housing development and infill residential development between Lower Lane and Dilworth Lane. As such, the physical separation between the application site and the emerging settlement boundary of Longridge has been somewhat reduced. Still, the site does not bound the draft settlement boundary, being separated from the easternmost extent of the Dilworth Lane housing development by Blackburn Road, and south of Blackburn Road there would be a visual separation of 150 metres between the development site and the Lower Lane and Dilworth Lane junction and 450 metres to the nearest development on the south side of Lower Lane.

In the statement submitted with the application it is said that "*the development represents a site that has a functional relationship with the Longridge settlement by virtue of its proximity, ease of access and its interaction with other development both within and outside the formal settlement boundary*". Approaching Longridge from the east, the shift from rural surroundings to an urban environment is felt most notably at the junction between Lower Lane and Dilworth Lane. From here, travelling towards the centre of Longridge along Dilworth Lane, there is soon to be residential development on both sides of the highway. It is thought that the application site would fail to '*consolidate, expand or round-off development so that it is closely related to the main built up areas*' as required by Policy DMG2 of the Core Strategy. Whether experienced from Blackburn Road or seen in long-distance views from the north, the proposed development would be visually and physically disconnected from the main built up area and would be observed as an anomalous incursion into the open countryside.

It is acknowledged that the site has an existing permission for employment and the proposed residential use would result in a reduction in the scale of built form. The applicant contends that the proposed development would therefore result in less visual harm than the already approved development. Whilst the visual and landscape impact of the proposals may be no greater than the permitted employment development, it is the benefits of the scheme against which any harm would be weighed that would change. There remains a requirement for additional employment land in the borough, and in particular to serve the settlement of Longridge. In approving the application for employment development at the site the planning officer acknowledged that visual harm would arise from the development of the land but concluded in the balance that the economic benefits would outweigh the negative harm. Conversely, whilst the NPPF seeks to boost the supply of homes, there is no overwhelming requirement to approve residential development in Longridge at this time and as such the balance exercise to be undertaken is not the same.

Core Strategy policies DMG1, EN2 and DMG2 all highlight the importance of good design and ensuring the protection and conservation of the visual appearance and character of the open countryside. It is deemed that the proposal would lead to a discordant, alien and incongruous pattern of development by virtue of its significant outward encroachment into the defined open countryside and failure to relate positively to the defined settlement boundary, existing built-form or the main built up area of the settlement of Longridge. Furthermore, the proposals would fail to meet the requirements of policies DMG2 and DMH3 as the development proposal would not meet an identified local housing need or one of the other criteria.

Loss of Employment Land

The Framework states that planning should genuinely be plan-led (paragraph 15). As acknowledged above, the application site is identified as employment land allocation EAL3 in Policy EAL of the HED DPD. The hearings into the HED DPD closed on 23 January 2019 and the Local Planning Authority is awaiting the Inspectors Report. Allocation of the site for employment purposes was put forward by the applicant at various stages of the plan-making process and the applicant's representations included a thorough assessment to justify the need for additional employment land in Longridge. There are unresolved objections to the proposed allocation of the application site for employment although the nature of the objections are not significant and the site has already been given permission to be developed for employment.

The Employment Land Review carried out on behalf of the Council in 2013, noted that the supply of employment buildings in Longridge is limited. The Review recommended that the Council should explore the feasibility of bringing forward new allocations in Longridge (including a site at College Farm). It was stated in the applicant's written representations for the Issues and Options 2016 Consultation that they were not aware of any constraints on the delivery of an employment development at the site or abnormal costs in preparing the site for an employment development. As such, the site was considered "available, achievable and deliverable for employment development".

Core Strategy Key Statement EC1 states that the Council will aim to allocate an additional 8 hectares of land for employment purposes in line with the supporting evidence base during the plan period 2008-2028. It should be noted that the employment land requirement of 8 hectares is not expressed as a maximum – it is the minimum requirement to meet the economic needs of the borough to the end of the plan period. The most recent position is that there remains a residual requirement for employment land across the borough of 2.41ha which the emerging Housing and Economic DPD makes provision for. The Council proposes to allocate 4ha of employment land (including the application site) which results in an overprovision against the identified requirement in the Core Strategy of 1.6ha to provide for a choice of sites and locations to accommodate economic growth.

Core Strategy Policy DMB1 states that for the development of a site with employment generating potential for alternative uses there is a requirement for an assessment of the economic and social impact caused by the loss of employment opportunities and for the site to have been marketed for business use for a minimum period of six months or information that demonstrates that the current use is not viable. The applicant has provided commentary from commercial property consultants Eckersley on the employment market in Longridge in order to assess the economic and social

impact caused by the proposed loss of employment land at Higher College Farm. In terms of the capacity of the market and demand it is acknowledged that reasonable demand exists in Longridge for new employment floor space. The commentary goes on to state however that it is very doubtful that demand would be sufficient to deliver the both the application site and the adjacent site (the Blackburn Road site) which has outline planning permission to provide circa 8,000 square meters of mixed use employment.

The commercial property consultants state that industrial and storage uses at the site should be disregarded as the site is unsuitable due to its proximity to residential development and for 'logistical reasons'. In terms of the sites viability for employment development, the consultant identifies a wider issue across the business space market and that, "given the sites location approximately 5 miles from the nearest motorway junction, market values are at the lower end of the new build range". Further concern is expressed in relation to the viability of the proposed conversion of the existing house, Higher College Farmhouse, to office use.

Whilst the information provided gives a brief overview of the existing employment market, it is considered to represent the opinion of a single property consultant without the support of sufficient market data or marketing. In terms of the site's location, the sustainability appraisal for the site undertaken during the plan-making process states that "the area is relatively well served by sustainable transport links".

Regarding the site's proximity to residential development, the effects of the use of the site for B1, B2 and B8 uses on residential amenity was considered in the determination of the planning application 3/2017/0602P. It was concluded that subject to appropriate planning conditions such uses would not result in any undue harm to the amenity of nearby residential occupants and it is not considered that the planning conditions imposed would be so restrictive so as to make the development significantly less attractive to potential occupiers.

Whilst the concerns relating to viability are noted they are not substantiated by a detailed viability assessment or evidence of marketing. Many of the concerns raised are not specific to the application site but are applicable across the wider market area of Central Lancashire. The brief assessment of the viability of the site is based on the approved employment development scheme without any consideration given to the prospect of alternative schemes coming forward which, for example, could propose a higher density scheme and/or could exclude Higher College Farmhouse, of which the conversion to office use is stated to be unviable due to the comparative market value of residential and office floor space.

The views of the commercial property consultant, Trevor Dawson, for the adjacent Blackburn Road site have been submitted to the Council in conjunction with an objection received from the neighbouring landowner. According to the submitted letter, the Blackburn Road site has been marketed since the beginning of the year and it is stated there has been strong interest from both developers and land occupiers with several offers received in excess of the asking price. It is said that sale of the land could have been completed had terms been agreed with both landowners. The letter concludes that the application site is needed to meet evident demand.

Taking account of all of the above, the Local Planning Authority is not satisfied that the information provided by the application robustly demonstrates that the land in question could not be developed for employment purposes. The applicant has failed to provide the appropriate evidence of marketing to demonstrate that the site is not viable for employment purposes and the proposals are considered contrary to Policy DMB1 of the Core Strategy, Policy EAL of the emerging HED DPD and paragraph 15 of the Framework which states that the planning system should be genuinely plan-led.

A significant number of people that live in the Ribble Valley out-commute on a daily basis for employment purposes and there is a need to provide jobs within the Borough that maximise the skills of the resident population to promote more sustainable travel patterns and to benefit the Borough's long-term economy. Development of the site, a proposed employment land allocation in the emerging HED DPD which is at an advanced stage of preparation, would result in harm to the economic and social wellbeing of the area and would lead to a failure to provide an appropriate

quantum of land for economic purposes in order to align employment opportunities relative to housing and to improve physical accessibility to jobs as travel to work statistics indicate that the use of the private car in the Borough is above regional and national levels. Taking into account the number of new homes permitted in the settlement of Longridge prior to and since the adoption of the Core Strategy in December 2014, it is important to ensure that the creation of new employment opportunities keeps pace with residential development and that a suitable area of employment land is safeguarded for the employment needs of Longridge and the Borough as a whole.

Residential amenity of existing and future residents

With the exception of Higher College Farmhouse, which is in the applicant's ownership, there are no residential properties in the immediate vicinity of the development site that would be negatively impacted by the development of the site for residential use. New homes have been built on the north side of Blackburn Road but there would be at a reasonable distance to avoid any undue impact on the light, outlook or privacy of the occupiers of those properties. Moreover, a sufficient gap of separation has been provided between Higher College Farmhouse and the proposed development to ensure that there would be no adverse effect on the amenities of the occupants of this residence.

The illustrative layout of the site is such that it would provide the necessary separation distances between dwellings, private amenity space and habitable room windows to ensure living standards for future occupants were acceptable in terms of light, outlook and privacy.

The potential impact on the proposed residential properties from passing traffic, the existing units and the proposed employment units have raised concerns over the development and thus the applicant has provided an Acoustic Report by M E Solutions. Identified existing sound levels in the area, at the front of the site, by the road, are above recommended sound levels. As such, additional mitigation measures would be required for these properties. To the rear of the site noise levels are below recommended levels with the exception of the night-time maximum sound level. The report recommends that standard double glazing would reduce internal sound levels enough to ensure that guideline internal sound levels are achieved and, in order to keep windows closed, additional ventilation must be made available for specific facades and plots. A 1.8 metre high acoustic fence would be required to the rear garden amenity areas of plots 1-14, 16-18 and 21.

Impact on adjacent land uses

The outline planning consent for industrial development on the Blackburn Road site imposes a conditional requirement that emitted noise levels should not exceed background noise levels when measured at the boundary of the nearest noise sensitive premises. The Acoustic Report by M E Solutions states that the aforementioned planning condition means that noise from the employment development would not exceed existing background sound levels and that any future reserved matters application relating to the Blackburn Road site would need to consider the residential premises proposed by this planning application, should it be granted. The Acoustic Report concludes that no further assessment is required.

However, the permission of 21 dwellings at the application site would result in the introduction of new noise sensitive receptors in close proximity to the Blackburn Road site boundary. The proposed development would therefore be the 'agent of change'. The applicant has failed to demonstrate that the proposals would not be detrimental to the desirability or delivery of the Blackburn Road site. It may, for example, place more stringent noise control requirements on the permitted employment premises resulting in the need for additional noise attenuation measures. Such restrictions could render the employment site unattractive to potential occupiers or the attenuation measures required could be so extensive as to render the site unviable or undeliverable. It is considered that a full assessment of unrestricted noise that would arise from the permitted business uses, and how it would impact upon potential future occupants of residential dwellings for which permission is herein sought, should be carried out so that the relationship between proposed uses can be thoroughly assessed.

Having regard to the above, the applicant has failed to demonstrate whether the proposed development would provide satisfactory living conditions for future occupants, in terms of noise and disturbance. Therefore it would be contrary to Policy DMG1 of the Core Strategy and the

Framework, which seeks at paragraph 128 to create places with a high standard of amenity for existing and future users, to avoid noise giving rise to significant adverse impacts on health and the quality of life at paragraph 180 and to ensure that new development can be integrated effectively with existing businesses and community facilities at paragraph 182.

Impact on ecology and trees

An ecological appraisal of the site has been undertaken. Plant species recorded at the site are all common in the local area and are considered of low ecological value. The habitat at the site is considered to be of low value to bats being predominantly open grassland. The appraisal considers there would be no significant degradation of foraging habitat as a result of the proposal so long as hedgerows and trees are retained or their loss is compensated for in any landscaping scheme. No indications of roosting or highly suitable roost sites were located within the trees. A separate Bat Survey has been completed and concludes the development would not impact adversely on the bat population but it is essential that the tree/hedge boundaries to the west and east of the site are maintained and foraging routes not broken. Birds are likely to utilise scrub on site for nesting between March and September.

The mitigation/recommendations section of the appraisal identifies measures to ensure suitable mitigation and compensation including the requirement that new planting should enhance structural diversity and light spill to the boundary should be minimised and new roosting provision be incorporated into the new buildings or erected on trees. In relation to birds, it is recommended that artificial bird nesting sites be provided.

According to the submitted plans, the proposals would require the removal of only a short length of hedgerow for the opening of the main entrance from Blackburn Road. All other existing trees and hedges would be retained in the development and new tree planting would be provided as part of a landscaping scheme.

Affordable Housing

The application proposes the erection of 21 dwellinghouses and therefore there is a requirement for the development to provide affordable housing in accordance with the Council's affordable housing policies contained the Core Strategy. Key Statement H3 of the Core Strategy requires 30% of dwellings to be affordable units. Providing for older people is a priority for the Council within the Housing Strategy and 15% of units would need to provide for older people in accordance with the Council definition of over 55s accommodation which includes accordance with the specifications and requirements of category 2 housing as defined in M4(2) of Approved Document M (volume 1 2015) of The Building Regulations 2015.

The development scheme proposes to provide the appropriate number of affordable (7 dwellings) and older person units (4 dwellings) to accord with the Council's affordable housing policies. The Local Planning Authority would require that a commitment to provide such provision be enshrined within the S.106 agreement for the site. The mix of rental, shared ownership and other tenure would be agreed through further negotiation and would be enshrined within a legal agreement.

Development Contributions

The proposal would place pressure on existing sports and open space infrastructure in the Borough. Contributions would be necessary to mitigate the impact of the development. Whilst the proposal would provide small areas of informal open space on-site there would remain a requirement for an off-site contribution towards recreational/leisure facilities in the locality which would be calculated based on the occupancy rate of the development.

The application and indicative plan also shows that on-site public open space would be provided in accordance with Core Strategy Policy DMB4 and should consent be granted, a condition would be attached requiring details of this to be included within the reserved matters application.

Lancashire County Council (education) have confirmed that at the time of writing an education contribution is not required in regards to this development. No financial contribution is sought in respect of primary or secondary school places.

Highway Safety

In relation to this planning application, the County Highways Surveyor raises no objections. It must be borne in mind that the site benefits from extant consent for employment use, the traffic generated from which was considered would not result in any harmful effect on highway safety.

The proposals include a new entrance into the site on the south side of Blackburn Road. 2 metre wide pedestrian footways would be provided from the site entrance in both directions along the south side of Blackburn Road (B6243). At the point the footway would terminate to the west a pedestrian refuse would be provided to enable pedestrians to safely cross the carriageway to the existing footway on the north side of Blackburn Road. From here pedestrians would be able to access Longridge.

When turning right out of the site entrance, towards Hothersall, the pedestrian footway would extend to the existing bus stop adjacent to Woodville Cottages from which bus services into Longridge town centre and beyond are available. The B6243 is also part of the Lancashire Cycleway northern loop and would provide cyclists access into Longridge.

The development also proposes off-site works to the Corporation Arms junction which were secured as part of the previous planning consent at the site for employment development. The works would include a kerb buildout, reflective bollards and new road markings to improve safety at the junction.

Other Matters Raised

The application site is located wholly in Flood Zone 1 and therefore the risk of flooding is low. Regarding the disposal of surface water it is proposed that it is discharged in a land drain which flows along the western boundary of the site at existing greenfield runoff rates. Flows would be attenuated through the use of geo-cellular storage tanks and/or a mixture of attenuation and SUDs structures such as oversized pipes, swales and permeable paving. United Utilities and the LLFA have raised no objections.

Conclusion

Having regard to all of the above, the Local Planning Authority is not satisfied that the information provided by the application robustly demonstrates that the land in question could not be developed for employment purposes. The applicant has failed to provide the appropriate evidence of marketing to demonstrate that the site is not viable for employment purposes and the proposals are considered contrary to Policy DMB1 of the Core Strategy. The sites development for residential development would be in direct conflict with the core planning principle of the Framework that planning should genuinely be plan-led (paragraph 15).

Approval of the development would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough and would result in a discordant, alien and incongruous pattern of development by virtue of its significant outward encroachment into the defined open countryside and failure to relate positively to the defined settlement boundary. Furthermore, the applicant has failed to demonstrate that the proposed residential development could co-exist alongside the proposed employment development at the Blackburn Road site without future residents being subject to undue adverse noise and disturbance or placing unacceptable and/or prohibitive restrictions on the employment premises permitted on adjacent land.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:	That planning consent be refused for the following reason(s)
01	The proposal would lead to a loss of land with employment generating potential, allocated for employment use in Policy EAL of the emerging Housing and Employment Development DPD, without sufficient justification which would be detrimental to the economic and social wellbeing of the area contrary to Policy DMB1 of the Core Strategy which seeks to safeguard employment opportunities and support the local economy and paragraph 15 of the Framework which states

	that the planning system should be genuinely plan-led.
02	The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough.
03	It is considered that the approval of the application would lead to the creation of an anomalous, discordant and incongruous patterns and form of development that is poorly related to existing built form and the existing settlement boundary by virtue of an unacceptable degree of visual separation. As such, it is considered that the proposals would be of significant detriment to the character, appearance and visual amenities of the area contrary to policies DMG1 and DMG2 of the Ribble Valley Core Strategy.
04	The applicant has failed to demonstrate whether the proposed development would provide satisfactory living conditions for future occupants, in terms of noise and disturbance. Therefore it would be contrary to Policy DMG1 of the Core Strategy and the Framework, which seeks at paragraph 128 to create places with a high standard of amenity for existing and future users, to avoid noise giving rise to significant adverse impacts on health and the quality of life at paragraph 180 and to ensure that new development can be integrated effectively with existing businesses and community facilities at paragraph 182.

APPENDIX D ECKERSLEY ASSESSMENT OF LOCAL EMPLOYMENT NEEDS

Our Ref MAC/CF/
Date 9th April 2019

Rachael Leather
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Dear Rachael

LAND TO THE SOUTH OF BLACKBURN ROAD, LONGRIDGE

Further to our discussions in regards to the above site, I have reviewed the planning consent currently in existence and would comment as follows in general market terms.

The subject planning consent appears to be specific to industrial use across the B1, B2 and B8 use classes whereas the adjacent planning consent differs slightly being for employment floor space across use classes B1, B2 and B8 thus suggesting B1 offices (a) could also be included.

Whilst the 2 consents are separate, both physically and in terms of legal ownership, given the size of Longridge and my opinion of its capacity the 2 consents need to be considered with some cognisance of each other.

The major points as I see it are as follows:

- Capacity/Market demand
- Physical location/Suitability
- Viability

Capacity/Market demand

Whilst Longridge is a reasonable sized town its capacity for employment uses is more limited when compared to Preston or Blackburn both from a demand and accessibility perspective. We can see this from our own database of requirements coupled with market knowledge and experience. The majority of enquiries are from owner occupiers both on freehold and leasehold terms rather than developers/speculators (this ties in with Viability also). Whilst reasonable demand exists its is very doubtful that this is sufficient to deliver both sites and the cumulative floor space they are able to deliver.

Physical location/Suitability

The sites location for employment accommodation extending to a reasonable quantum in my view is unusual. Typically you would expect employment uses (disregarding smaller pockets of standalone businesses) to be located nearer to main arterial routes but more specifically new development should be located on the appropriate side of any town where motorway or main arterial routes are positioned rather than having the resulting traffic pass through residential areas to reach those more suitable locations and ultimately the main transport networks. Whilst smaller pockets of employment development are to be expected in more rural/semi rural locations, development of this scale is in my opinion inappropriate.

Furthermore the subject site has a frontage which significantly overlaps with the Tootle Green (new residential development) frontage whereas the adjacent land has frontage to Spade Mill reservoir which has elevated banks.

Taking the above into account, I would disregard occupiers/uses falling within class B2 due to their proximity to residential given that B2 use is generally associated with general industrial purposes not necessarily conducive with residential development/occupiers. Furthermore B8 would also not be suitable for logistical reasons.

This would therefore leave B1 use (light industrial, hi tec and research and development occupiers). This type of use in my view is suitable for the subject location and will receive some enquiries albeit unlikely sufficient to satisfy the extent of accommodation which is being proposed.

Viability

Viability is presently a major issue across a large part of the business space market with a large differential between cost and value. This is demonstrated by a lack of new development of any reasonable quantum of accommodation within the general Central Lancashire area. It is accepted that owner occupier demand isn't impacted to the same degree with businesses taking a view on cost versus value, however, when considering the subject site, where a range of occupiers will be required to deliver the scheme this will require a developer to bring the opportunity forward when considering infrastructure requirements. Given the site's location approximately 5 miles from the nearest motorway junction, market values are at the lower end of the new build range. Furthermore the development density is very low when compared to the acreage with infrastructure costs being broadly similar to that of a typical density scheme.

When considering the conversion of the house to the rear of the subject site from residential to office use this likewise is unviable. Simplistically the house has a market value in the region of £180/200 per ft² whilst offices at best will be in the region of £120 per ft² and this is before any costs incurred to convert the building, reduction of floor space to provide a net lettable floor area plus creation of a suitable car park.

Conclusion

In conclusion it is my opinion that in isolation the subject site as a business accommodation scheme isn't viable. Whilst owner occupier demand for smaller parcels of land or even a design a build unit may exist, to bring forward the opportunity as a whole rather than piecemeal will require a developer which will in the current market require the bulk of proposed accommodation to be pre sold or let on terms which aren't achievable both from a market and funding perspective. Its location is secondary which would restrict demand added to which its immediate surroundings support cleaner and less intrusive occupiers further limiting the captive market.

Yours sincerely



Mark A. Clarkson MRICS
Eckersley

APPENDIX E **CORRESPONDANCE WITH PLANNING OFFICER**
12th APRIL 2019

From: Rachael Leather [<mailto:Rachael.L Leather@pwaplanning.co.uk>]
Sent: 12 April 2019 15:21
To: Adam Birkett
Subject: Application 3/2018/1105 - Higher College Farm

This email has been delivered from an external source.
Do not click any links, open any attachments or reply to this email unless you are certain this email content is legitimate.

Good afternoon Adam,

In relation to application 3/2018/1105, please find attached letter from Eckersley's Commercial Property Consultants in relation to the viability of the site for employment use at Higher College Farm.

In summary, even with the loss of the employment allocated site at Higher College Farm, there would be an overprovision of allocated land within Longridge. As part of the HED DPD, the council proposes to allocate 4ha of employment land, which would result in an over provision of the identified requirement of 1.6ha. The plan addresses the identified requirement of the Core Strategy, as well as the delivery of necessary employment land to meet the requirements for Longridge. Policy EAL2 makes provision for 1.5ha of employment land at Higher College Farm. The extant planning permission (ref. 3/2017/0602) provides 2592 sqm of floor space (0.2ha of employment space), with a site size of 1.1ha. Taking any of these figures, there will still be an overprovision of employment space within the borough.

The extant planning permission (**ref. 3/2017/0602**) is restricted to industrial use, which would be less suitable to the neighbouring residential uses. Whereas the neighbouring site has extant permission for employment use which provides non-restricted B1, B2 and B8, which would allow office space.

Based on Eckersley's letter attached, it is likely that there is demand for some of the units, however developers are not interested due to locational constraints and associated marketing costs compared to construction costs.

Therefore, B1 (industrial) is the remaining planning option, and whilst there may be some demand for this, the floorspace is likely to be outstripped by the accommodation provided, and only if a developer was to take on the costs associated with the development.

The employment and social impact will be minimal, if not negligible, given the over provision of employment space being provided within the HED DPD. Based on the evidence provided in relation to the extant planning permission, it is unlikely that the development would come forward and in this respect, also the potential allocation in the HED DPD.

In relation to the self-build element of the proposed scheme, can this be removed from the application. In turn, this will negate the need for the previously requested counsel advice, as referenced in the planning statement. Would you still require reference to this removed from the planning statement? The proposal will still incorporate 6 affordable dwellings (28.5%) and will provide a financial contribution to cover the minor shortfall (1.5%) in meeting the 30% requirement.

I hope the above and attached is sufficient, but please don't hesitate to contact me if further information is required.

Many thanks,

Rachael Leather | Assistant Planner

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2 Lockside Office Park, Lockside Road, Preston, PR2 2YS



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Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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APPENDIX F ECKERSLEY COMMERCIAL VIABILITY REPORT

COMMERCIAL VIABILITY REPORT

Commercial Development, Higher College Farm, Lower Road, Longridge, PR3 2YY

3rd December 2019



Prepared for: **Mr Mark Hurst**

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1.0 INSTRUCTIONS

- 1.1 I, Mark Clarkson MRICS of Eckersley am instructed by Mr M Hurst to undertake a general market overview and appraisal of the subject site for employment uses and in particular a viability assessment of the consented scheme (Ref no. 3/2017/0602), a copy of which is attached within Appendix II of this report.

Particular emphasis will be placed upon general and local market conditions, accessibility, and quantum having particular regard to the adjacent sites planning permission (Ref no. 3/2017/0317).

2.0 QUALIFICATIONS AND EXPERIENCE

- 2.1 I am a Member of the Royal Institution of Chartered Surveyors and have practised exclusively in the north west, and in the Lancashire area in particular, for over 20 years. For the whole of my professional career, I have been involved with commercial property in both an agency and a professional capacity and have over the last 15 years gained expertise in the procurement, sale and appraisal of development land generally including commercial development land.

- 2.2 In my current role as a Director to the practice of Eckersley who have offices in Preston and Lancaster, I am involved with:-

- a. sales of commercial development land on behalf of private clients;
- b. acquisition of development sites on behalf of developer clients;
- c. valuation of commercial land for funding purposes;
- d. advising both landowners and developers in relation to options/conditional contracts and site assembly;
- e. active within the business space transaction market on both freehold and leasehold terms;
- f. undertaking development and viability appraisals for a range of purposes

- 2.3 I am therefore able to demonstrate both the specialist knowledge required to carry out a valuation appraisal of commercial land and the expertise necessary to act in an independent capacity and to produce a fully researched report.

3.0 LOCATION

- 3.1 The subject site is situated in a semi-rural location on the eastern edge of Longridge in a mixed commercial and residential location. Approximately two thirds of the sites frontage overlaps with new residential development being the Taylor Wimpey “Tootle Green” development (construction ongoing) with the balance of the frontage being Spade Mill Reservoir Number 2.
- 3.2 Immediately to the east is a greenfield site which benefits from planning consent for business space development (Ref no. 3/2017/0317) proposing to deliver employment accommodation (Use Classes B1, B2 & B8) in excess of 10,000 m² (107,640 ft²)!
- 3.3 Directly to the rear comprises a small commercial development used by Clegg’s Chilled Food Service and Anderton’s Ribble Butchers for food processing, packaging and distribution, along with external parking and servicing. To the east is a roadway leading to the food processing businesses.
- 3.4 Higher College Farm is presently accessed via the track leading from Lower Road running the length of the western side of the site.
- 3.5 Longridge itself is a medium-sized market town predominantly situated within the Ribble Valley District albeit partly being encroached by Preston City Council. The subject site lies within the Ribble Valley District.
- 3.6 Longridge has an approximate population of approximately 7,724 and possesses range of shopping, schooling, public transport and entertainment facilities commensurate with a settlement of its size and nature.
- 3.7 It is situated approximately 7 miles north east of Preston with access to the motorway network via junction 31a of the M6 motorway which lies approximately 5 miles to the south west.
- 3.8 You are referred to the location plan within Appendix I which evidences the location and nature of the site.

4.0 DESCRIPTION

- 4.1 The subject site extends to a gross site area of approximately 1.55 hectares (3.82 acres) being generally rectangular and level in nature albeit with a slight incline away from Lower Road.
- 4.2 The site is bounded by hedgerows to all sides including a number of mature trees. Higher College Farmhouse (a dwelling and associated outbuildings) lies to the south.
- 4.3 The site is accessed from Lower Road with proposal being to create a new access point centrally within the site frontage.
- 4.4 Please refer to the attached site plan within Appendix II which identifies the extent of the subject site delineated red.

5.0 TENURE

- 5.1 I have assumed that the site is freehold, free from rent charge and any other onerous encumbrances, with full vacant possession available.
- 5.2 You are directed to the site plan already referred to within Appendix II, identifying the boundaries, edged in red, as I understand them to be.

6.0 PLANNING

- 6.1 A search of Ribble Valley Council's planning portal identifies the following planning history on the subject property:
- Ref no.3/2018/1105 for the outline planning permission for up to 21no. Self Build Dwellings and Associated Works. The application was refused on the 3rd June 2019.
 - Ref no. 3/2017/0602 for outline planning permission for industrial units (use classes B1, B2, B8) and associated access, parking, landscaping and services infrastructure with all matters reserved except access and change of use of farmhouse to office (B1). The application was approved 1st December 2017. The approved floor space, as part of this application was 2,592m² (27,900 ft²) of new floor space with 476m² (5,124 ft²) provided as part of the change of use. (refer to Appendix III for indicative site layout plan)

- Ref no. 3/2008/0268 Higher College Farm rebuilding existing outbuildings to form an extension to the existing dwelling. Approved 19/05/2008.
- Ref no. 3/2006/0195 Higher College Farm closure of existing access and provision of new access off existing access of Lower Road. Approved 21/04/2006.

7.0 SUITABILITY OF USES FOR THE SUBJECT SITE AND GENERAL MARKET OVERVIEW

7.1 I have reviewed the planning consent currently in existence and would comment as follows in general market terms.

7.2 The subject planning consent appears to be specific to industrial space use across the B1, B2 and B8 Town and Country Planning (Use Classes) Order 1987 (as amended) whereas the adjacent planning consent differs slightly by also including B1 offices (a) accommodation.

7.3 Whilst the 2 consents are separate, both physically and in terms of legal ownership, given the size of Longridge and my opinion of its capacity the 2 consents need to be considered with some cognisance of each other.

7.4 The main points which in my opinion are relevant include:

- Capacity/Market demand
- Physical location
- Suitability of uses
- General viability

7.5 Capacity/market demand

7.6 Whilst Longridge is a reasonable sized town its capacity for employment uses is more limited when compared to Preston or Blackburn both from a demand and accessibility perspective. We can see this from our own database of requirements coupled with market knowledge and experience. The majority of enquiries are from owner occupiers both on freehold and leasehold terms rather than developers/speculators. Whilst reasonable demand exists it is very doubtful that this is sufficient to deliver both sites and the cumulative floor space they are able to deliver.

7.7 **Physical location**

7.8 The sites location for employment accommodation extending to a reasonable quantum in my view is unusual. Typically you would expect employment uses (disregarding smaller pockets of standalone businesses) to be located nearer to main arterial routes but more specifically new development should be located on the appropriate side of any town/city which offers connectivity to motorway networks or at the very least main arterial routes. The main purpose being to avoid the resulting traffic having to pass through residential areas. Whilst smaller pockets of employment development are to be expected in more rural/semi rural locations, development of this scale is in my opinion inappropriate.

7.9 **Suitability of uses**

7.10 Given that the subject site has a frontage which significantly overlaps with the Tootle Green (new residential development) whereas the adjacent land has frontage to Spade Mill reservoir which has elevated banks and thus less intrusive and disruptive from the increased commercial vehicle movements generated coupled with the residential uses being within immediate proximity, I would suggest uses falling within class B2 are not suitable due to them generally being associated with general industrial purposes generating noise, fumes and generally dirtier uses.

7.11 Furthermore B8 (Storage and distribution) uses would also in my opinion not be suitable given the subject sites size and location both logistically (distance from main arterial routes) and proximity to residential development because B8 occupiers typically require high eaves height buildings commonly being a minimum of 8 m.

7.12 B1 use (office, light industrial, hi tech and research and development) may be more suitable but it is important to differentiate between the various uses and in particular light industrial and office use.

7.13 Pure office use is presently an unviable development option within prime locations let alone secondary locations such as the subject site. This is based upon prevailing market rentals and values relative to higher build costs. Whilst practically we could hypothetically appraise an office conversion of Higher College Farm this will generate a substantial loss and therefore we propose leaving the Farm as a residential dwelling thus requiring a more suitable adjoining occupier reflecting its residential use.

7.14 Nevertheless to advise why such a change of use would not be a viable option, simplistically adopting a residential market value for Higher College Farm in the region of say £1,938 per m²/£2,153 m² (£180/200 per ft²) (new build on Tootle Green is achieving between £2,314 and 2,529 m² (£215 and £235 per ft²)) and comparing typical office values of circa £1,292 - £1,400 per m² (£120 - 130 per ft²) even before conversion costs are incurred together with the creation of a suitable car park as well as the reduction of the floor space from gross to net lettable this option generates a significant loss. Therefore for the purpose of our viability calculations this element has been disregarded.

7.15 Turning to B1 light industrial use, this may be suitable in isolation and to a limited degree, however, whilst we would expect to receive some enquiries I would expect demand will fall short to fully occupy the proposed quantum of accommodation proposed. This when added to the adjacent site and consent for in excess of 10,000 m² (107,640 ft²) of accommodation will saturate the Longridge market.

7.16 **Viability**

7.17 Viability is presently a major issue across a large part of the business space market with in some instances a large differential between cost and value. This is demonstrated by a lack of new development of any reasonable quantum of accommodation within the general Central Lancashire area unless within established and accessible locations. It is accepted that owner occupier demand isnt impacted to the same degree with businesses taking a view on cost versus value, however, when considering the subject site, where a range of occupiers will be required to deliver the scheme this will require a developer to bring the opportunity forward when considering infrastructure requirements rather than in a piecemeal fashion. Given the sites location approximately 5 miles from the nearest motorway junction, market values are at the lower end of the new build range.

8.0 **APPRAISAL COMMENTARY**

8.1 The appraisals provided in support of this report have been produced using Argus Circle Developer, a widely used appraisal software system developed and distributed by Altus Group.

8.2 In completing the appraisals, reference has been made to the RICS guidance Viability in Planning and also the viability provisions set out within the NPPF and PPG.

8.3 Build costs for the development have been arrived at based on market knowledge and experience albeit with reference to the Building Cost Information Service (BCIS) Average Price Index.

8.4 Market data has been provided by Eckersley, following an extensive review of the market in the area, enquiries to local commercial agents and following a review of available published data.

The residual method of valuation

8.5 This method is commonly used for development projects, as a means to justify a land value. It allows a developer to calculate offers for sites available in the market place and similarly for a landowner to consider likely values of the site, once this has been identified and secured for development through the planning process.

8.6 In addition, if the land purchase price is fixed, it can also be used as a means to calculate developers return or profit and to assimilate budgets for other development costs such as section 106 and 278 related issues. These are often associated with planning permission for a development. In this instance we will utilise the approach to assess viability.

8.7 Broadly speaking, the method relies on determining the net development value of a scheme and thereafter the deduction of costs, in order to determine viability of development, including and having regard to the developers profit.

8.8 Calculations can be somewhat complex, typically requiring a proprietary valuation software programme to carry out the necessary computations.

8.9 To populate the calculation, estimates are required for each of the various component factors. These will be specific to each developer/site and will reflect their individual views about their vision for the project (in terms of uses, density mix and quality), their views on deliverability, timing and costs, their required rate of return and their own circumstance (in terms of risk attitude, investor relations, financing ability and resource capability).

In summary, the main factors will include:-

Net Development Value

8.10 The expected rental value and investment yield on sale, net of the purchase acquisition costs.

Development Costs

- 8.11 Land acquisition costs to include the cost of land itself, acquisition surveyors and legal fees, option costs, site investigation reports, stamp duty and the cost of procuring planning.
- 8.12 Construction costs for the buildings, including foundations and buildings, landscaping and public realm.
- 8.13 Marketing and sales costs including agent and legal fees.
- 8.14 Finance costs being any interest in arrangements fees on funds used for the purchase of the site, obtaining planning permission and carrying out the construction and paying of the costs.
- 8.15 The rental value is capitalised applying an appropriate investment yield, largely influenced by the covenant profile of the tenant or in this case the vacant possession investment yield.
- 8.16 In the preparation of this appraisal, Argus developer (Circle) software has been utilised as referred to earlier. The software is readily available and to the best of our knowledge the most commonly used.

9.0 THE SUBJECT SCHEME

- 9.1 In spite of our aforementioned comments in relation to the suitability of the uses we have based our appraisals upon the consented scheme (Ref no. 3/2017/0602) with proposed accommodation comprising the following (see appendix III):

- 9.2 **Building A (Class B1)**

5 units of 72 m² (775 ft²) equating to a total area of 360 m² (3,875 ft²)

- 9.3 **Building B (Class B1)**

3 units of 72 m² (775 ft²) equating to a total area of 216 m² (2,325 ft²)

1 unit of 144 m² (1,550 ft²) equating to a total area of 144 m² (1,550 ft²)

- 9.4 **Building C (Class B1)**

5 units of 72 m² (775 ft²) equating to a total area of 360 m² (3,875 ft²)

- 9.5 **Building D (Class B2/B8)**

5 units of 72 m² (775 ft²) equating to a total area of 360 m² (3,875 ft²)

9.6 Building E (Class B2/B8)

2 units of 144 m² (1,550 ft²) equating to a total area of 288 m² (3,100 ft²)

9.7 Building F (Class B2/B8)

2 units of 144 m² (1,550 ft²) equating to a total area of 288 m² (3,100 ft²)

9.8 Building G (Class B2/B8)

2 units of 144 m² (1,550 ft²) equating to a total area of 288 m² (3,100 ft²)

9.9 Building H (Class B2/B8)

2 units of 144 m² (1,550 ft²) equating to a total area of 288 m² (3,100 ft²)

9.10 Total floor area equating to 2,592 m² (27,900 ft²)

A total of 88 car parking space to be provided within the proposed development

9.11 The permission also includes the conversion of Higher College Farm a substantial residential dwelling into offices as well as the creation of 14 car parking spaces. For the purposes of this exercise as referred to earlier we have disregarded this element of the planning consent but for the avoidance of doubt advise that this would significantly burden the above proposed development with substantial losses.

10.0 APPRAISAL INPUT DATA

10.1 Build Cost

Based on my extensive experience and current involvement with a number of costed industrial schemes, I have adopted a build price of £646 per m² (£60 per ft²) plus some allowance for typical development costs one would normally expect to incur in this type of development. To support this build price I have also referred to the Building Cost Information Service (BCIS) Average Price Index which suggests a 'Mean' rate of £772 per m² (£71.72 per ft²) for warehouse/stores (Quarter 4 – 2019).

10.2 Market values/rentals

I have undertaken market research in addition to my own knowledge of the market place for B1, B2 & B8 rentals and capital values and schedule below the resulting asking prices/rents:

10.3 Comparables

1) Momentum @ Cuerden, Bamber Bridge, Preston

New build units of circa 90 m² (969 ft²) to 151 m² (1,625 ft²) with rentals being sought of £107 per m² (£10 per ft²) and asking prices/values achieved of £1,292 per m² (£120 per ft²) (for the smaller units)

2) Eaton Point, Matrix Park, Buckshaw Village, Chorley

New build units of circa 314 m² (3,380 ft²) with asking prices/values achieved of £1,238 per m² (£115 per ft²)

3) Millennium City Park, Bluebell Way, Preston

New build units of circa 216 m² (2,325 ft²) with asking prices of £1,292 per m² (£120 per ft²)

4) Matrix Park, Eaton Point, Matrix Park, Buckshaw Village, Chorley

Modern unit of circa 110 m² (1,184 ft²) with rent of £82 per m² (£7.62 per ft²)

5) New Development, Roman Way, Preston

Modern unit of circa 135 m² (1,453 ft²) to 1,488 m² (16,017 ft²) with asking rents between £70 & £97 per m² (£6.50 & £9.00 per ft²)

10.4 The above developments are in the main brand new and all situated within well established business parks offering a range of amenities as well as excellent communications with the M6, M61 and M65 motorways being within close proximity. Please refer to the comparable location plan enclosed within Appendix IV.

10.5 Therefore in view of the above, I have adopted an adjusted asking rent of £86 per m² (£8 per ft²) reflecting the quantum of accommodation proposed and less accessible location.

General development assumptions

10.6 As part of this exercise, I have made some assumptions enabling me to produce the development appraisal in addition to the figures provided above. These are as follows:

- 3 month rent free incentive per letting (conservative in light of the location)

- A letting period of 18 months (straight line) with first income 6 months after commencement of construction phase.
- A construction cost of £646 per m² (£60 per ft²)
- Generate site works allowances including site entrance improvements, spine road works, surface water attenuation, new service connections given the high number of units, offsite electricity reinforcement and pumping station for foul water due to levels.
- Assumption that preliminary costs are included within build cost.
- 15% developers profit on GDV.
- 6.5% finance rate plus £5,000 arrangement fee. (conservative with high street banks reluctant to lend of development projects particularly speculative)
- Agents and solicitors legal fees on acquisition
- Town planning fees
- Phase 2 intrusive site survey
- A contingency of 5%.
- Professional fees of 8%.
- Legal and joint agent letting/marketing fees
- Assumption that there are no major abnormal costs other than those stated above.

Appraisal 1

- 10.7 Appraisal 1 has adopted the general development assumptions and a rental of £86 per m² (£8 per ft²) and a vacant possession investment yield of 8.0% producing a capital value of circa £1,075 per m² (£100 per ft²). (see appendix V)

Appraisal 2

- 10.8 For comparison and sensitivity purposes, I have also undertaken further development appraisal which adopts all the same general development assumptions but assumes a marginally higher market rent of £91.50 per m² (£8.50 per ft²) which translates into an increased capital value of £1,144 per m² (£106.25 per ft²). (see appendix VI)

10.9 Please find enclosed both appraisals within the appendices.

11.0 APPRAISAL CONCLUSIONS

11.1 Residual development appraisals have been undertaken based on planning permission Ref no. 3/2017/0602 albeit excluding the conversion of Higher College Farm to office accommodation and focusing purely on the new build business space element of the consent.

11.2 Two appraisals have been prepared with the following scenarios:

Scenario 1 - rental of £86 per m² (£8 per ft²) - £1,075 per m² (£100 per ft²).

Scenario 2 - rental of £91.50 per m² (£8.50 per ft²) - £1,144 per m² (£106.25 per ft²).

11.3 The appraisals both returned **negative** land values of £220,570 and £98,761 even before any adjustment for the losses that would be generated converting Higher College Farm into offices. Furthermore we have not made any allowance for an existing land value in these calculations which would further impact the viability.

11.4 I have adopted conservative figure for the majority of costings and am of the opinion that this is a robust assessment questioning the viability of the redevelopment of the subject site based upon the consented scheme. (Please refer to appendix V & VI)

11.5 I have also raised concerns over the location of the site and in particular quantum of development particularly having regard to the adjacent scheme which has the benefit of planning permission to deliver in excess of 10,000 m² (107,640 ft²) of business space accommodation, an exceptional amount of accommodation for a semi rural location with poor communication links to the motorway network.

11.6 I am firmly of the opinion that Higher College Farm must remain a private residential dwelling and any development of the subject site should have regard to this.

11.7 I have also considered whether practically an alternative industrial development could generate an improved return to deliver a viable scheme.

- 11.8 Having regard to the landscaping/buffer zone requirements of development given their close proximity to residential both on the frontage with Lower Road and rear with Higher College Farm coupled with parking requirements within the development to avoid overspill onto Lower Road, I do not believe a sufficiently higher development density could be delivered to ensure a sufficient return is generated.
- 11.9 Typically larger building floor plates would necessitate the inclusion of commercial vehicle turning circles and potentially yard areas and whilst this would cheapen the build it would also reduce the development density.
- 11.10 Whilst it may be possible to increase the development density of the subject development by a small margin the development appraisal returns a substantially negative land value even when making no allowance whatsoever for a reasonable sale value for the sale of the land.
- 11.11 Fundamentally build costs are broadly consistent across the region albeit with a number of small exceptions. The main factor impacting the viability of a development (disregarding site specific issues) is its location and the resulting revenue that could be generated.

12.0 DISCLAIMER

- 12.1 The contents of this report are strictly for the use and information only of the addressee, Mr M Hurst and his planning consultants PWA Planning, and are for the purpose contained within our instructions. Nevertheless, it may be disclosed to the client's professional advisors, acting in respect of the purposes for which the report is prepared.
- 12.2 Neither the whole, nor any part of this report constitutes a formal valuation in accordance with the appropriate sections of the Valuation Standards ("VS") and United Kingdom ("UKVS") contained within the RICS Valuation – Professional Standards 2012 (the "Red Book"). It should not be included in any published document, circular or statement; or published in any way without prior approval of the form and context in which it may appear.

Dated: 3rd December 2019



Mark A. Clarkson MRICS
Eckersley

APPENDICES

APPENDIX I	LOCATION PLAN
APPENDIX II	SITE PLAN
APPENDIX III	INDICATIVE SITE LAYOUT PLAN
APPENDIX IV	COMPARABLE LOCATION PLAN
APPENDIX V	VALUATION APPRAISAL 1
APPENDIX VI	VALUATION APPRAISAL 2



The site plan illustrates the layout of Higher College Farm. A red line delineates the proposed development boundary, which follows Blackburn Road to the north and then runs along the western and southern edges of the site. To the north of the site is Blackburn Road, with a 0.91m FC (Finished Centerline) and a 0.91m RH (Right-of-Way) indicated. A 'New Site Entrance' is marked on Blackburn Road. To the west, a 'Ward Bdy' (Ward Boundary) is shown with a 0.91m RH. To the east, a 'Drain' is located. The site includes several existing buildings, including a 'Depot' and a 'Higher College Farm' building. A 'CCS' (Cement Storage Silo) is located near the depot. The site is bounded by a 'Def' (Definitive) line on the western side. A 'Woodvil Cottage' is located to the northeast. The plan also shows a 'FB' (Footpath) and a '112.5m' boundary line. A 'Site Plan' label is present in the bottom left corner.

Client
Mr M. Hurst

Drawing Title		
Proposed Development Area and New Access		
Scale	Date	Drawn
1:1250 @ A3	Nov 2016	LFG

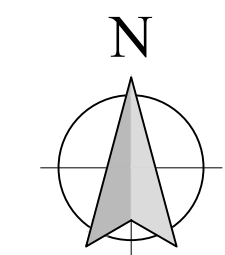
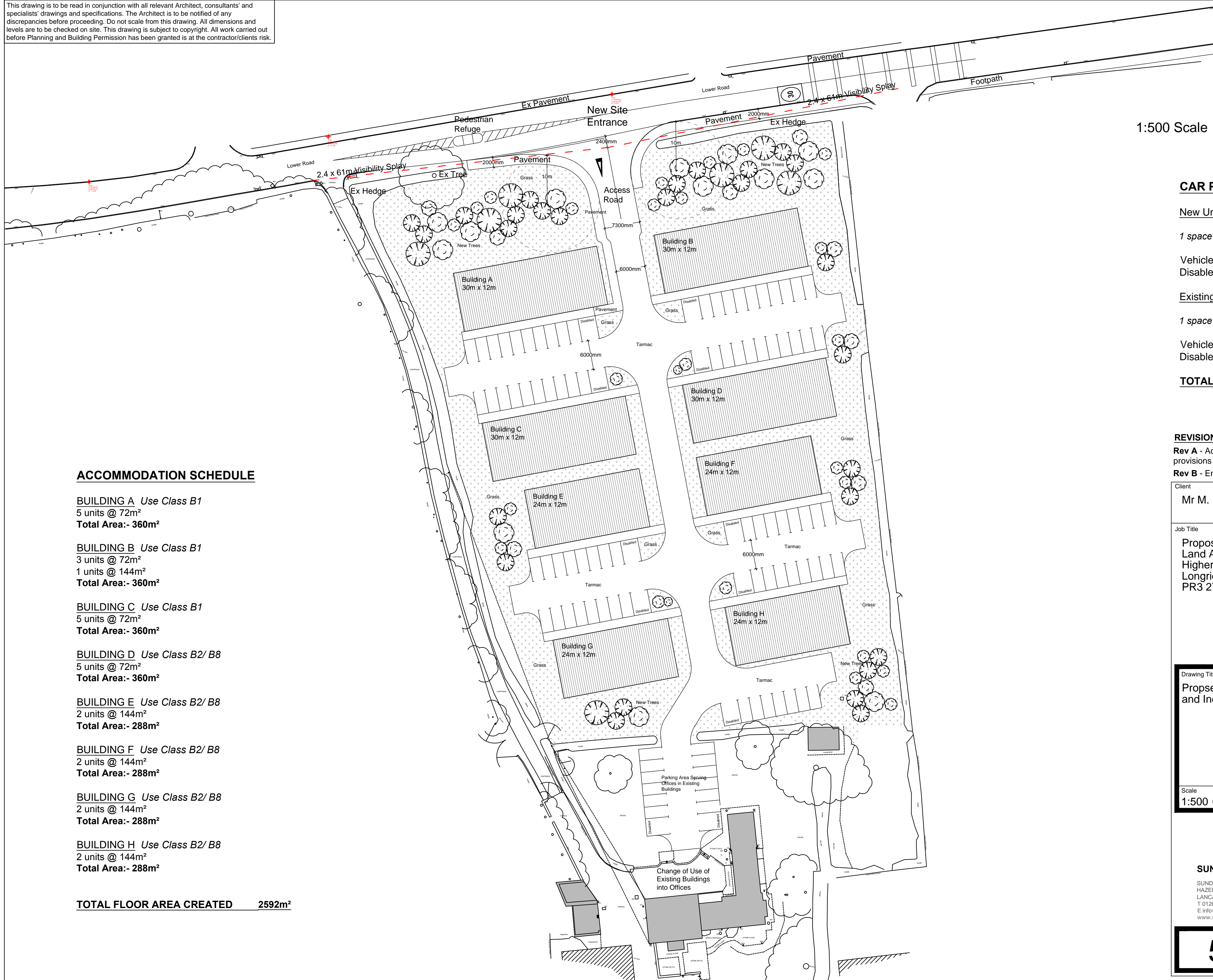
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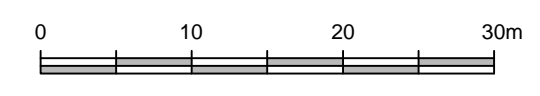


5296 -01 Rev
A

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.



1:500 Scale



CAR PARKING PROVISION

New Units Use Classes B1/ B2/ B8

1 space per 30m²

Vehicle spaces	79
Disabled spaces	9

Existing Buildings Use Class B1 Office

1 space per 35m²

Vehicle spaces	12
Disabled spaces	2

TOTAL	102
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REVISIONS:

Rev A - Accommodation schedule added and parking provisions updated. 22/06/17 LFG

Rev B - Entrance layout revised. 10/11/17 LFG

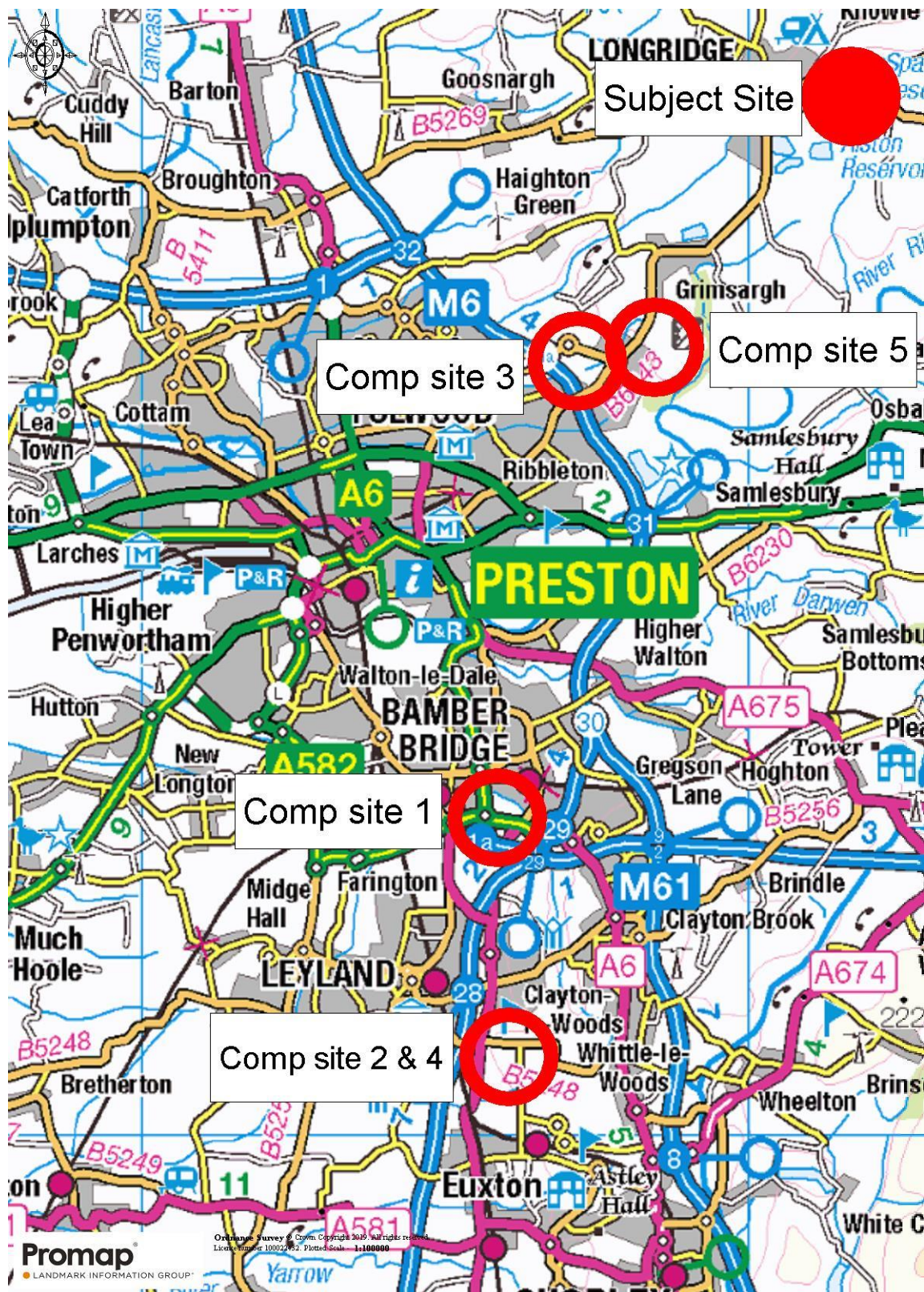
Client Mr M. Hurst		
Job Title Proposed Development of Land Adjacent to Higher College Farm Longridge PR3 2YY		
Drawing Title Proposed Vehicle/ Pedestrian Access Details and Indicative Site Layout		
Scale 1:500 @ A2	Date June 2017	Drawn LFG

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5296 -03 B



Land adj Higher College Farm
Lower Road
Longridge
App 1

Development Appraisal
Prepared by MAC
Eckersley
03 December 2019

APPRAISAL SUMMARY**ECKERSLEY**

Land adj Higher College Farm
Lower Road
Longridge

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	ft ²	Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Building A	5	3,875	8.00	6,200	31,000	31,000
Building B	5	3,875	8.00	6,200	31,000	31,000
Building C	5	3,875	8.00	6,200	31,000	31,000
Building D	5	3,875	8.00	6,200	31,000	31,000
Building E	2	3,100	8.00	12,400	24,800	24,800
Building F	2	3,100	8.00	12,400	24,800	24,800
Building G	2	3,100	8.00	12,400	24,800	24,800
Building H	<u>2</u>	<u>3,100</u>	8.00	12,400	<u>24,800</u>	<u>24,800</u>
Totals	28	27,900			223,200	223,200

Investment Valuation**Building A**

Market Rent	31,000	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	380,116

Building B

Market Rent	31,000	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	380,116

Building C

Market Rent	31,000	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	380,116

Building D

Market Rent	31,000	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	380,116

Building E

Market Rent	24,800	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	304,093

Building F

Market Rent	24,800	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	304,093

APPRAISAL SUMMARY**ECKERSLEY****Land adj Higher College Farm****Lower Road****Longridge****Building G**

Market Rent	24,800	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	304,093

Building H

Market Rent	24,800	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	304,093

2,736,833**NET REALISATION****2,736,833****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(220,570)	
		(220,570)
Legal Fee - (Acquisition)	5,000	
Town Planning	12,464	
Survey (Phase 2)	5,000	
		22,464

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Building A	3,875 ft²	60.00 pf²	232,500	
Building B	3,875 ft²	60.00 pf²	232,500	
Building C	3,875 ft²	60.00 pf²	232,500	
Building D	3,875 ft²	60.00 pf²	232,500	
Building E	3,100 ft²	60.00 pf²	186,000	
Building F	3,100 ft²	60.00 pf²	186,000	
Building G	3,100 ft²	60.00 pf²	186,000	
Building H	3,100 ft²	60.00 pf²	186,000	
Totals	27,900 ft²		1,674,000	1,674,000

Contingency		5.00%	83,700	
Site entrance			25,000	
Development spine road			75,000	
Surface water attenuation			50,000	
New service connections	28 un	2,500.00 /un	70,000	
Offsite elec reinforcement			50,000	
Pumping station (foul)			35,000	

APPRAISAL SUMMARY**ECKERSLEY**

Land adj Higher College Farm
Lower Road
Longridge

388,700

PROFESSIONAL FEES

Professional Fees	8.00%	133,920	133,920
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MARKETING & LETTING

Marketing		3,500	
Letting Agent Fee	15.00%	33,480	
Letting Legal Fee	28 un 750.00 /un	21,000	57,980

Additional Costs

Arrangement Fee		5,000	5,000
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FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Land		(15,882)	
Construction		108,469	
Letting Void		172,227	
Total Finance Cost			264,814

TOTAL COSTS**2,326,308****PROFIT****410,525****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%
Development Yield% (on Rent)	9.59%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%

IRR	15.74%
-----	--------

Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 6.500%)	2 yrs 6 mths

APPRAISAL SUMMARY

ECKERSLEY

Land adj Higher College Farm
Lower Road
Longridge

Land adj Higher College Farm
Lower Road
Longridge
App 2

Development Appraisal
Prepared by MAC
Eckersley
03 December 2019

APPRAISAL SUMMARY**ECKERSLEY**

Land adj Higher College Farm
Lower Road
Longridge

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	ft ²	Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Building A	5	3,875	8.50	6,588	32,938	32,938
Building B	5	3,875	8.50	6,588	32,938	32,938
Building C	5	3,875	8.50	6,588	32,938	32,938
Building D	5	3,875	8.50	6,588	32,938	32,938
Building E	2	3,100	8.50	13,175	26,350	26,350
Building F	2	3,100	8.50	13,175	26,350	26,350
Building G	2	3,100	8.50	13,175	26,350	26,350
Building H	<u>2</u>	<u>3,100</u>	8.50	13,175	<u>26,350</u>	<u>26,350</u>
Totals	28	27,900			237,150	237,150

Investment Valuation**Building A**

Market Rent	32,938	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	403,873

Building B

Market Rent	32,938	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	403,873

Building C

Market Rent	32,938	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	403,873

Building D

Market Rent	32,938	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	403,873

Building E

Market Rent	26,350	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	323,098

Building F

Market Rent	26,350	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	323,098

APPRAISAL SUMMARY**ECKERSLEY****Land adj Higher College Farm****Lower Road****Longridge****Building G**

Market Rent	26,350	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	323,098

Building H

Market Rent	26,350	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	323,098

2,907,885**NET REALISATION****2,907,885****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(98,761)	
		(98,761)
Legal Fee - (Acquisition)	5,000	
Town Planning	12,464	
Survey (Phase 2)	5,000	
		22,464

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Building A	3,875 ft²	60.00 pf²	232,500	
Building B	3,875 ft²	60.00 pf²	232,500	
Building C	3,875 ft²	60.00 pf²	232,500	
Building D	3,875 ft²	60.00 pf²	232,500	
Building E	3,100 ft²	60.00 pf²	186,000	
Building F	3,100 ft²	60.00 pf²	186,000	
Building G	3,100 ft²	60.00 pf²	186,000	
Building H	3,100 ft²	60.00 pf²	186,000	
Totals	27,900 ft²		1,674,000	1,674,000

Contingency		5.00%	83,700	
Site entrance			25,000	
Development spine road			75,000	
Surface water attenuation			50,000	
New service connections	28 un	2,500.00 /un	70,000	
Offsite elec reinforcement			50,000	
Pumping station (foul)			35,000	

APPRAISAL SUMMARY**ECKERSLEY**

Land adj Higher College Farm
Lower Road
Longridge

388,700

PROFESSIONAL FEES

Professional Fees	8.00%	133,920	
			133,920

MARKETING & LETTING

Marketing			3,500	
Letting Agent Fee		15.00%	35,573	
Letting Legal Fee	28 un	750.00 /un	21,000	
				60,073

Additional Costs

Arrangement Fee		5,000	
			5,000

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Land		(7,111)	
Construction		108,469	
Letting Void		184,949	
Total Finance Cost			286,306

TOTAL COSTS**2,471,702****PROFIT****436,183****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%
Development Yield% (on Rent)	9.59%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%

IRR	15.44%
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Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 6.500%)	2 yrs 6 mths

APPRAISAL SUMMARY

ECKERSLEY

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