By 2028, Longridge will be regarded by its residents as a vibrant town in which to live, work and play, having retained its historic centre and its blend of urban and rural characteristics. The town centre will have a wide range of retail premises, attractive to both residents and visitors, with well-maintained highways that are free from congestion and supported by off-street parking facilities.

Residents will have access to a range of public services, healthy leisure activities and designated green spaces, whilst community facilities in the town will be improved and enhanced. Existing employment areas will be protected and opportunities for business expansion identified.

Any future growth will be proportionate to the size of Longridge and sustainable in terms of its impact on the existing local community, infrastructure and services.
Acknowledgements

This document has been developed and produced by the Town Council and a group of volunteers.
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<td>DEVELOPMENT OF NEW COMMUNITY ASSETS</td>
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Figure 1. Longridge Neighbourhood Development Plan Area (OS licence number 100057074)
1

What is a Neighbourhood Development Plan and why do we need one for Longridge?

1.1 The Localism Act 2011 introduced significant reforms to the planning system in England to give local communities more say in shaping future development in their area. The most significant reform gave local town councils the power to prepare a neighbourhood development plan for their area.

1.2 Longridge Town Council decided it was essential to use this new power. Particularly because Longridge faces such significant development pressure in the coming years with over 600 extra homes to be found in the town on top of those already approved. This will have a significant impact on the town, residents and businesses. The Longridge Neighbourhood Development Plan (LNDP), therefore, gives the community a powerful opportunity to help shape this future development; what it looks like; the supporting infrastructure; how it integrates and benefits all those with a stake and interest in the area; and how it takes in to account and preserves and enhances our existing natural and built heritage that goes to make Longridge distinct.
1.3 The Town Council, therefore, as a qualifying body applied for the whole town council area to be designated a neighbourhood area. Longridge was approved as a neighbourhood planning area by Ribble Valley Borough Council in September 2013. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2028.

1.4 The neighbourhood plan area is shown in Figure 1.

1.5 When complete the Longridge Neighbourhood Development Plan (LNDP) will become part of the statutory development plan and will be used to help determine future planning applications in the Longridge Town Council area.

1.6 To take effect, a neighbourhood development plan requires the support of a simple majority in a referendum of the neighbourhood. The full plan preparation process is shown in Figure 2.

1.7 The LNDP is being published for the six-week Regulation 14 consultation from 17th October 2016 to 28th November 2016. You can comment on this document by filling in one of the comment forms available from the Longridge Town Council website @ http://www.longridgetowncouncil.com; these can be returned by email for the attention of the Town Clerk, Lesley Lund, to longridgetc@gmail.com; or by post addressed to Longridge Town Clerk, Longridge Town Council, Station Building, Berry Lane, Longridge, PR3 3JP.
What Is in The Longridge Neighbourhood Development Plan (LNDP)?

1.8 The Plan is for the Town Council area as a whole and looks at a wide range of issues, including:

- Housing
- Employment
- Local services
- Shops
- Community Facilities
- Landscape
- Heritage

What Period Does the Longridge Neighbourhood Development Plan Cover?

1.9 The Ribble Valley Core Strategy plan period runs to 2028 and in order to align with the strategic policies of this plan, the LNDP covers the same period.
What other things do we have to take account of?

1.10 The LNDP sets out a series of policies that once made will be used to guide development by allocating land, and will be used to help determine future planning applications. This important legal position means that not only does the LNDP have to follow the process set out in Figure 2 it also has to have regard to national planning policy and to be in “general conformity” with the strategic planning policies set in the Ribble Valley Core Strategy. Altogether the Longridge Neighbourhood Development Plan and the Local Plan will form the development plan for the area, see Figure 3.

Figure 3. The Longridge Neighbourhood Development Plan in Relation to Other Plans
2 Preparing the Longridge Neighbourhood Development Plan

2.1 The Draft Longridge Neighbourhood Development Plan has been prepared by a Steering Group of volunteers and town councillors. This chapter sets out in more detail the work to date: the evidence; consultations and decision-making so that anyone with an interest in the future of the area can see how the plan has been developed.

2.2 The timeline below sets out the progress so far in preparing the Longridge NDP.

2.3 The Town Council initiated the Longridge NDP and a Steering Group was formed in October 2014. This Group comprises a mix of Town Councillors and volunteers with representatives drawn from a range of local groups. The Steering Group has produced this NDP in accordance with the Neighbourhood Planning Regulations and in consultation with the Longridge community, businesses and landowners.

2.4 The evidence base for the Neighbourhood Development Plan includes a wide variety of technical documents. These are summarised in the Planning Policy Assessment and Evidence Base Review that accompanies this plan.

2.5 In order to build up an evidence base for the LNDP the Steering Group also undertook the following steps:

- A review of existing evidence;
- Identification of gaps in the evidence base;
- Compilation of new evidence; and
• Analysis of evidence.

2.6 We also carried out a questionnaire survey. The results are presented below.

<table>
<thead>
<tr>
<th>Percentages</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
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<tr>
<td>Overall %</td>
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<td>25</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>100</td>
</tr>
</tbody>
</table>

By clicking on each issue you can see the detailed question we asked and a more detailed summary of the responses made. Overall, there was strong backing (95% either Strongly Agree or Agree) for the Council’s position on the issues. This has informed the preparation of
this draft Neighbourhood Plan.
Longridge Profile

Introduction

3.1 Longridge is a small town within the administrative area of Ribble Valley Borough Council, with a population of 7,491 people (Census 2011). It is situated below the southern end of Longridge Fell - a three-mile ridge, which ends in Jeffrey Hill and marks the northern side of the rolling agricultural land that forms the valley of the River Ribble. The town is also on the edge of the ancient Forest of Bowland, which was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, and it lies within National Character Area 33: Bowland Fringe and Pendle Hill as defined by Natural England.

3.2 Longridge has parts of its historic centre designated as conservation areas and is surrounded by a transitional rural area, leading up to the dramatic moors of the Bowland Fells. This is attractive, well-kept agricultural land with important hedgerow and tree features, and the close proximity of all parts of Longridge to such appealing open countryside is a great asset to the town. Water supplies in the general area are plentiful, with a number of streams draining from the surrounding fells.

3.3 Clitheroe, the main market town in the area, lies some 11 miles to the east and the City of Preston some 7 miles to the south west.
Early Development

3.4 The town began to develop over 500 years ago as a small settlement around St Lawrence’s Church on Chapel Hill. Prior to that no township existed and the sparsely populated parishes of Dilworth and Alston & Hothersall consisted of much waste ground and a few scattered settlements. Yates’s map from 1786 is the first to show any recognisable settlement, with St Lawrence’s set amongst a network of roads running off in all directions from a settlement called ‘Fell End’ (Figure 4). There are a few other buildings shown in the same area and ribbon development on either side of the main Preston to Clitheroe road, going north towards what is now Fell Brow.

Figure 4. Longridge Yates’s map of 1786

Development of the 19th Century Town

3.5 Longridge was not considered a town until the latter part of the nineteenth century and, despite having a thoroughfare called ‘Market Place’, there are no records of a market of any size taking place in the vicinity. At this time Baines calls Longridge, a ‘large,
thriving stone-built village’, where cattle fairs took place three times a year.

![St Lawrence's Church](image)

3.6 The 1801 census recorded almost 1,200 inhabitants in the two parishes of Dilworth and Alston & Hothersall, but this grew rapidly to over 1,900 by 1821. Expansion was mainly limited to the Market Place, where the main Preston to Clitheroe road continued as King Street and then High Street. This part of the town contained three butchers’ shops, a saddler’s, two other shops, two warehouses and a school, as well as a weaving shop and a loom shop. By this time growth around St Lawrence’s church had stagnated, but to the south west a separate settlement had developed, called New Town, which increased the size of Longridge by 20% between 1825 and 1840 (see ‘Cottage Industries’ below).

### Cottage Industries

3.7 Farming was still the main industry and the Longridge area consisted of a patchwork of farms centred on a ‘fold’, where the farmer and his workers lived together in the same group of buildings. An example of this is Sharley Fold off the top of Berry Lane. Farm diversification led to the brewing and selling of ale in farms located on the main roads, and these eventually became public houses. Slaughterhouses, butchers and provender merchants all became established in the town to service the local farms.
3.8 By the end of the 18th Century many families supplemented their farming income by making goods in outbuildings or rooms within their homes. Most wove cloth on handlooms and this resulted in three groups of cottages with workshops being developed. The first was ‘Club Row’ on Higher Road where a terrace of 21 cottages was constructed from 1794 to 1804, each with a basement for one or two handlooms. Further terraces were built on King Street, between 1800 and 1814, with basements for handlooms and stone sheds for nail makers to house their forges. The last development of 37 cottages and workshops was at ‘New Town’ between 1825 and 1845, which was half a mile from the main settlement.

3.9 The great demand for Longridge sandstone in the rapidly expanding towns of Lancashire led to large quarries being developed in the early 19th Century. Mainly located on rising ground to the north east of the town centre, these quarries provided high quality building blocks for many prominent buildings in the county. The difficulty in transporting this heavy material was greatly improved with the opening of a railway to Preston in 1840 and by 1870 about 400 men were employed in the industry. Numbers declined progressively until the last quarry closed in the 1940’s.

3.10 By 1848 a steam hauled passenger service was running between Longridge Station and Deepdale, Preston. There was also a goods yard on the opposite side of Berry Lane and rail lines began to serve the textile mills that developed over the next 30 years. The railway
prospered until bus competition caused withdrawal of the passenger service in 1930, with the goods service following in 1967.

3.11 The advent of the railway saw other industries opening in Longridge - including four large steam-powered cotton mills and brass and iron foundries. Rows of terraced houses were built for the workers at Stonebridge and on new streets constructed off Berry Lane. This led to substantial growth over the second half of the nineteenth century - transforming Longridge from a thriving village to a fully-fledged town. The 1841 census recorded 1,006 people living in 191 houses, but by the 1881 census this has almost trebled to 2,975 people in 689 houses.

3.12 Longridge was finally formed into an ecclesiastical parish in 1861. It became a Local Government District in 1883 and an Urban District Council in 1884. At this time, almost 70% of the workforce was employed in the cotton industry; 20% in the stone extraction industry; and less than 10% in agriculture.
3.12 Many of the traditional industries of Longridge declined or ceased altogether during the 20th Century. Following the final closure of the railway in 1967, the former line has been largely built over and the quarries and textile mills that it served have either found alternative uses or been cleared for development. The last quarry closed just after World War II - although one opened briefly to supply stone for motorway building in the 1970’s – and the former quarries at Tootle Heights now house a caravan park. The only cotton mills remaining are Queen’s Mill and parts of Stone Bridge Mill.
3.13 Reservoirs were built on the outskirts of Longridge by Preston Corporation in 1906, 1931 and 1956 to serve growing demand caused by the rapid expansion of Preston. Longridge itself experienced a period of housing growth in the 1950’s, when national housing shortages after World War II led to the development of three council housing estates at Jeffrey Avenue, Queens Drive and Beech Drive. This was followed by housing expansion on the northern, eastern and southern periphery of the town during the 1960’s and 1970’s, with similar expansion to the north and south in the 1990’s.

Figure 6. Longridge in the 1950’s
Reproduced by permission of the Ordnance Survey

Longridge in the 21st Century

3.14 Modern Longridge continues to grow and the 2011 Census population of 7,491 is double the number of residents in 1950, as many people have moved into what is now a thriving small country town. The Census also shows that 46.7% of Longridge residents were aged over 45, compared to 44% for Lancashire as a whole. The high
proportion in the town shows its increasing attractiveness for retirement and the need to provide suitable accommodation for residents reaching old age. Figure 7 also shows that almost 30% of Longridge residents were aged under 25 – an indication that in the future there will be a need for more affordable housing to retain these individuals in the locality.

Figure 7. Longridge Population 2011

Table 1. Housing Mix, 2011 Census

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Longridge %</th>
<th>Ribble Valley %</th>
<th>Lancashire %</th>
<th>England %</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Detached house / bungalow</strong></td>
<td>24.4</td>
<td>31.5</td>
<td>31.9</td>
<td>22.3</td>
</tr>
<tr>
<td><strong>Semi-detached house / bungalow</strong></td>
<td>31.6</td>
<td>28.4</td>
<td>33.2</td>
<td>30.7</td>
</tr>
<tr>
<td><strong>Terraced</strong></td>
<td>33.6</td>
<td>30.9</td>
<td>31.5</td>
<td>24.5</td>
</tr>
<tr>
<td><strong>Flat, maisonette or apartment</strong></td>
<td>9.4</td>
<td>8.0</td>
<td>12.6</td>
<td>22.1</td>
</tr>
</tbody>
</table>

3.16 Table 1 shows that Longridge has a higher proportion of terraced dwellings than in the Ribble Valley, Lancashire; but a lower proportion of detached dwellings. This mix will change in the coming years as developers plan to build predominately larger, detached homes. Affordable housing is required to balance this housing mix and with only four communal establishments catering for the elderly, any increase in this age group will require further suitable accommodation to be provided.

3.17 Longridge is considered to be one of four house price sub-markets in the Ribble Valley. Evidence from Ribble Valley’s Strategic Housing
Market Assessment (SHMA) in 2013 showed that prices were comparable with those in Clitheroe but less than in the “rural area” market of the Ribble Valley (Figure 8).

**Figure 8. House Prices in the Ribble Valley Sub Markets (source: Ribble Valley Housing Market Assessment 2013)**

3.18 Longridge is a service centre for the surrounding area and Berry Lane contains an expanding range of retail and office premises, many of which have opened since the turn of the century. Tourism is having an increasing influence on the nature of these local services, as the attractiveness of the Forest of Bowland AONB becomes better known. The surrounding rural area now caters for an ever increasing number of visitors, with better accommodation provision; improved visitor attractions and clearer way-marking of walking routes. Longridge is widely viewed as a gateway to this area.

3.19 A total of 3,997 Longridge residents were in employment in 2011 and the Census breakdown is shown in Figure 9 below. This shows a good overall mix, with the professional and managerial occupations particularly well represented - accounting for 25% of the total (Ribble Valley 34% and England 28.4%). There is also a high level of skilled workers, which is likely to be due to the presence of the BAE Systems Military Division factories at Samlesbury and Warton, with a significant local supply chain in the locality.
3.20 Travel to work data from the 2011 Census confirms that the vast majority of Longridge residents work outside the town – the main daily flows being to Preston and Blackburn. Extensive employment areas have been developed near Junction 31a of the M6 at Preston and these are within 20 minutes journey time from the town by either car or local bus services. There is also an increasing number of residents travelling to work further afield in the North West region, due to this ease of access to the motorway network. Local employment is predominantly in the service sector, mainly retail, although there are manufacturing, building and haulage companies based in the town centered on the Shay Lane Industrial Estate.

3.21 Public transport is limited to local bus services, which consist of a very frequent and efficient service to Preston by Stagecoach and much more infrequent services to Blackburn, Clitheroe and Garstang. These latter routes also serve a number of surrounding villages. Longridge commuters rely heavily on private transport, with over 70% using a car or van as the method of journey to work at the time of the 2011 Census. The Census also showed over 40% of households in the town owning two or more cars or vans, which is above the average for Lancashire as a whole.
Vision and Objectives

Vision

By 2028, Longridge will be regarded by its residents as a vibrant town in which to live, work and play, having retained its historic centre and its blend of urban and rural characteristics. The town centre will have a wide range of retail premises, attractive to both residents and visitors, with well-maintained highways that are free from congestion and supported by off-street parking facilities.

Residents will have access to a range of public services, healthy leisure activities and designated green spaces, whilst community facilities in the town will be improved and enhanced. Existing employment areas will be protected and opportunities for business expansion identified.

Any future growth will be proportionate to the size of Longridge and sustainable in terms of its impact on the existing local community, infrastructure and services.

To achieve our vision, we have identified six objectives for the LNDP.
OBJECTIVE 1 – To help manage future housing growth in Longridge

OBJECTIVE 2 - To ensure a suitable level of infrastructure is in place

OBJECTIVE 3 – To protect local character, heritage and landscape

OBJECTIVE 4 – To maintain and enhance local shops and services

OBJECTIVE 5 - To protect and enhance community facilities

OBJECTIVE 6 - To protect and enhance local employment opportunities

View from Green Bank Park
Policies and Proposals

5.1 This chapter of the LNDP sets out the planning policies and proposals that will be used to help us achieve our vision and objectives. Each policy is set out under the appropriate objective. So for example under the objective – “To preserve and enhance local heritage assets.” we have a policy to address this issue.

OBJECTIVE 1 – To help manage future housing growth in Longridge

5.2 The level of housing growth in Longridge has been set through the Ribble Valley Core Strategy. By 2028 a minimum of 1,160 new homes will be built in Longridge.

5.3 The LNDP cannot change this position but we can through the neighbourhood plan influence the type of development on future housing sites in Longridge. The following policies have been developed to do this.

POLICY LNDP1 – SECURING A SUITABLE MIX OF HOUSE TYPES AND SIZES IN NEW DEVELOPMENT

In line with Core Strategy Key Statements H2 and H3 a suitable mix of housing will be required to meet future household requirements and local needs. The final proposed mix on all sites will be agreed with the Town Council in advance of planning permission being granted.
Background/Justification

5.4 Ribble Valley Core Strategy Key Statement H2 states that planning permission will only be granted on sites when a suitable mix of housing is provided. That mix will be determined by identifying future household requirements and local housing needs. In Longridge, Key Statement H3 seeks to secure 30% affordable housing on sites of 10 or more dwellings, or sites of 0.5 hectares irrespective of the number of dwellings.

5.5 Policy LNDP1 supports this approach and seeks to ensure that any final agreed mix for each site is agreed in advance of planning permission with the Town Council and takes on board local needs information.

5.6 At the present time, the results of the latest Longridge Housing Needs Survey 2013 should be used to inform dwelling mix.

POLICY LNDP2 – AFFORDABLE HOUSING

On development sites of 10 or more dwellings, or sites larger than 0.5 hectares, a minimum of 30% of affordable housing should be provided.

This provision should include a proportion of
bungalows, subject to site size, location and character of
the surrounding residential area. There must also be a
suitable proportion of affordable homes for first time
buyers.

The Town Council should be involved in the nomination
process and local connection should be proven i.e. live,
work or returning to the area. Only when this need has
been exhausted should the units be offered to applicants
outside the LNDP designation area. When, or if, the
affordable housing need has been met in the LNDP
designation area a contribution to the infrastructure
should be secured for identified community facilities.

Background/Justification

5.7 Ribble Valley Core Strategy Key Statement H3 seeks 30% provision
of affordable housing in Longridge on sites with 10 or more
dwellings, or sites larger than 0.5 hectares.

5.8 Policy LNDP2 seeks to ensure that a proportion of this housing goes
to meets the needs of the growing elderly population and the needs
of those struggling to find suitable starter homes.

5.9 The policy also seeks to ensure that local needs are addressed.
Pressure from elsewhere in the Ribble Valley and Preston means that
affordable housing does not always go those who live locally who
want to access such housing. The Town Council will be involved in
future nominations and will seek to ensure such housing meets
proven local needs before being offered to applicants from outside of
the area.

OBJECTIVE 2 - To ensure a suitable level of
infrastructure is in place

5.10 Significant growth in the area in the future will place extra strain on
existing services and infrastructure. To ensure that this is dealt with
adequately the following policies will be used when assessing
planning applications.
POLICY LNDP3 - INFRASTRUCTURE FOR NEW DEVELOPMENT

Any additional infrastructure needs generated by proposed new development must be addressed before planning approval is granted. Approvals will be conditioned so that necessary infrastructure is in place at appropriate times in the phasing of the development.

In particular, the following will be taken in to account when assessing proposals:

a) Site access and the need for any additional road capacity and public transport provision;
b) New infrastructure to ensure the development is accessible by foot and by cycle;
c) Surface water drainage and improving water quality by using sustainable urban drainage SuDs;
d) Improvements to the waste water and sewerage system; and
e) The need for any additional capacity in local services such as health and schools.

Background/Justification

5.11 Longridge will change significantly over the period of the neighbourhood plan (to 2028). Local people are concerned about the impact new development will have on existing infrastructure. Policy LNDP3 will ensure that highway issues, traffic, access by foot and cycle, drainage and impact on local services is properly assessed before development is permitted.

5.12 Paragraph 45 of National Planning Practice Guidance allows neighbourhood plans the scope to consider what infrastructure needs to be provided in their neighbourhood area. Policy LNDP3 seeks to ensure that where additional infrastructure is needed to enable sustainable development to take place in Longridge it is identified and incorporated in proposals.
In developing LNDP3 we have engaged infrastructure providers (including the utility companies, transport infrastructure providers and local health commissioners) in the preparation of the LNDP.

**POLICY LNDP4 - DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY**

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the neighbourhood plan area:

a) Highway improvement schemes to promote the safety of pedestrians and cycle users;
b) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the town centre;
c) Increasing public and community transport to and from the town centre and surrounding areas;
d) Enhanced provision of cycle routes to and from the town; and
e) The refurbishment/development of the Civic Hall and other community facilities.

**Background/Justification**

5.13 As more development comes to Longridge there will be opportunities to minimise impacts and secure benefits for the wider community through planning obligations and the Community Infrastructure Levy (CIL). The neighbourhood plan gives the perfect opportunity to identify infrastructure and community priorities for how any CIL that becomes available to the Town Council could be spent.

**OBJECTIVE 3 – To protect local character, heritage and landscape**

5.14 It is essential that with such significant change proposed for the Longridge area that this change does not destroy the existing
character or the built and natural heritage assets that make the area so special.

5.15 The neighbourhood plan will, therefore, seek to protect those elements of the local area that give it its character and that are integral parts of its natural and build heritage.

POLICY LNDP5 – LONGRIDGE DESIGN PRINCIPLES

All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings. Proposals will be supported when they:

a) Preserve and enhance the locally distinctive built, historic and natural environment;

b) Are designed to take account of site characteristics and surroundings, including:

   i. Layout – the predominantly green appearance of the area to be maintained with appropriate green space and planting of trees and shrubs;
ii. Siting;
iii. Scale;
iv. Height – with a maximum of two storeys to be the norm;
v. Proportions and massing;
vi. Fuel efficiency;
vii. Architectural detailing;
viii. Landscaping;
ix. Materials; and
x. For domestic extensions these should be designed to appear an integral part of the original design of the house.

c) Have no significant adverse impact on residential amenity for existing and future residents;
d) Do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
e) Utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;
f) Minimise resource use towards a zero carbon dioxide emissions;
g) Provide easy access for all members of the community;
h) Create safe environments that minimise opportunities for crime; and
i) Incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies.

Background/Justification

5.16 National planning policy seeks to encourage good design. Policy LNDP5 sets out the local criteria that will be used to assess planning
applications made in the neighbourhood plan area so that new development meets the national and local planning policy.

**POLICY LNDP6 – PRESERVING AND ENHANCING OUR LOCAL HERITAGE**

There will be a presumption in favour of the preservation and enhancement of the town’s heritage assets, including the Conservation Areas. All development proposals affecting a heritage asset or its setting will also be assessed against Key Statement EN5 “Heritage Assets” in the Ribble Valley Core Strategy.

**Background/Justification**

5.17 Longridge has a distinct heritage and character. This includes 14 statutorily listed buildings, see Table 2 below, and three Conservation Areas, see Appendix A.

**Table 2 – Listed Buildings in Longridge**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alston Old Hall</td>
<td>Alston Lane, Longridge</td>
<td>II*</td>
</tr>
<tr>
<td>Church of St Paul</td>
<td>Church Street, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Sharley Fold</td>
<td>Dixon Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Hacking Hobs</td>
<td>Preston Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Church of St Wilfrid</td>
<td>Derby Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Dilworth Brows Farmhouse</td>
<td>Old Clitheroe Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Church of Our Lady</td>
<td>Preston Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>The Written Stone</td>
<td>Written Stone Lane, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Bury’s Farmhouse</td>
<td>Pinfold Lane, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Tunnel Portal in the John Smith Playing Field</td>
<td>Chaigley Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>6-44 Higher Road</td>
<td>Higher Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>The Hills Farmhouse</td>
<td>Old Clitheroe Road, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>Written Stone Farmhouse</td>
<td>Written Stone Lane, Longridge</td>
<td>II</td>
</tr>
<tr>
<td>War Memorial</td>
<td>Derby Road, Longridge</td>
<td>II</td>
</tr>
</tbody>
</table>

5.18 Longridge Conservation Area was designated on 20 December 1979 and extended on 7 October 2003. The special interest that justifies the designation of the Longridge Conservation Area derives from the following features:

- good example of a Lancashire industrial town
• former cotton mills and local stone quarries were important to the town’s development in the 19th century
• Tootle Heights quarries to the north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere
• the conservation area is based on three main street which all contain good quality 19th century stone building
• long terraces of mill workers’ housing of the mid to late 19th century
• survival of Sharley Fold Farmhouse from the early 17th century
• listed late 18th century handloom workers’ cottages
• Towneley Gardens and bowling green in the centre of the town
• location near to the Forest of Bowland

**Policy LNDP7 – Development Affecting Non-designated Heritage Assets**

Development proposals affecting the non-designated heritage assets listed below and shown on Figures 11 to 17, Appendix C, will be expected to conserve and enhance these assets.

1. **Crown Hotel, 100 Higher Road (now Beacon Flats)***
2. Tower View, 86 to 98 Higher Road
3. Quarryman’s Arms, 104 Higher Road (now Thai Paragon)
4. Cut Thorn Cottages, 57 to 71 Higher Road
5. Rock House, Higher Road (near junction of Forty Acre Lane and Higher Road)
6. Chapel House, Calfcote Lane
7. Queens Mill, Queen Street
8. Corporation Arms, Lower Road
9. Old Vicarage, Lower Lane
10. Dilworth Lower Reservoir (at junction of Forty Acre Lane and Higher Road)
11. 1-26 Little Lane
12. Former railway bridge at bottom of John Smith’s Park

Proposals that would lead to the harm, or loss, of such assets will be assessed as to the scale of any harm or loss and the significance of the heritage asset.

Where the loss of such an asset is proposed suitable arrangements should be made for recording of that asset and, if appropriate, preservation elsewhere in the town.

Background/Justification

5.19 As well as our designated heritage assets Longridge also has a number of important non-designated heritage assets. These are identified in policy LNDP7 and will be protected appropriately.

In developing the list of locally important heritage assets the guidance issued by Historic England has been used.


We have also taken advice from the local Civic Society and our assessment of the assets listed in LNDP7 is included in Appendix B.
POLICY LNDP8 - LANDSCAPE

Development proposals should seek to preserve and enhance the distinctive character of the town by paying particular regard to its townscape and landscape setting and by having regard to the following:

a) Protection of the area’s undulating landform, in particular, by avoiding development on hilltops and ridgelines and by minimising vertical elements;
b) Preservation and enhancement of geodiversity. In particular, by having strong regard to soils and landforms;
c) Natural and semi-natural features in the landscape such as woodlands, hedgerows, hedgerow trees, mature “standard” trees, watercourses and features should be preserved and enhanced;
d) Dry stone and stone walls should be preserved and enhanced;

e) Landscaping and screening of development should seek to incorporate, with suitable enhancement, existing vegetation and landform. Any additional planting should use native plant species appropriate to the location and setting in terms of type, height, density and the need for on-going management;
f) Use should be made of local materials and styles, particularly in prominent locations, such as the urban fringe and in areas with townscape of heritage value, a particular valued vernacular, or of good quality;
g) Existing field patterns should be retained;
h) Retention of existing rights of way such as footpaths and bridleways;
i) Restoration and management of key landscape features such as field ponds, hedgerows, walls and
semi-natural woodland; and

j) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered prior to, and during, development.

Background/Justification

5.20 In terms of landscape in England, Natural England produces profiles for each of the country’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Longridge lies within National Character Area 33: Bowland Fringe and Pendle Hill.

5.21 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. NCA 33 has been used to inform the development of the neighbourhood plan and its policies, including Policy LNDP8.

5.22 The Bowland Fringe and Pendle Hill National Character Area is a transitional landscape that wraps around the dramatic upland core of the Bowland Fells.
5.23 Longridge town is one of the relatively urban areas in this NCA, but sitting within its own countryside setting with the backdrop of Longridge Fell. This mix of urban and rural means the NCA, and the Longridge area, in particular, faces the challenge of managing substantial pressures to accommodate urban expansion while maintaining and protecting its valuable cultural and natural assets. The NCA identifies as a priority the protection of its rich and distinct landscapes, including the substantial extent of semi-natural woodland, tree-fringed rivers, species-rich hay meadows, and irregular field patterns defined by well-maintained hedgerows and hedgerow trees. To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles.

**POLICY LNDP9 – PROTECTING SIGNIFICANT VIEWS**

The significant views shown on Figure 18, Appendix C, and identified below, will be given special consideration when assessing planning applications. Development proposals should ensure that in these areas special attention is paid to preserving such views, or including, where necessary, effective mitigation measures that ensure such views are not adversely affected.

1. View north from Inglewhite Road towards Longridge Fell
2. View south down Derby Road from bottom of Berry Lane
3. View south from corner of Derby Road/Kestor Lane
4. View south east from Mersey Street towards St Paul’s Church
5. View North east along Church Street of St Paul’s Church
6. View east down Dilworth Lane
7. View south down Fell Brow
Background/Justification

5.24 Natural England’s Natural Character Area 33 identifies the need to protect views to and from the area from large-scale developments as a priority. These views should be protected so as not to erode the open and undeveloped character of the area. Policy LNDP9 identifies the significant views in Longridge that are to be protected. These have been taken from the Conservation Area Townscape Appraisal Map.

OBJECTIVE 4 – To maintain and enhance local shops and services

5.25 Longridge town centre provides a good range of shops and services. Some of these provide for essential day to day local needs; others serve a much wider area and population. The neighbourhood plan will seek to maintain and enhance the offer of the town centre.

POLICY LNDP10 - LONGRIDGE TOWN CENTRE

Within Longridge town centre (Figure 19, Appendix C) development for the following uses will be supported:

a) Retail (A1);
b) Financial and professional services (A2);
c) Restaurants and cafes (A3);
d) Drinking establishments (A4); and
e) Hot food takeaways (A5)
POLICY LNDP11 - SHOP FRONTS

New shop fronts should reflect the principal character of the area especially in respect of the early twentieth century architecture of many of the original buildings.

Signage should respect the design and appearance and scale of the building on which it is to be displayed and be sympathetic to the immediate surroundings. It should not dominate buildings or street scenes. Both fascia and projecting/hanging signs should be in proportion to the building.

5.26 The neighbourhood plan seeks to support and facilitate appropriate retail development in Longridge town centre. Growth and development that is in line with anticipated economic growth and that is sufficient and suitable to meet and support the area’s growing and changing population.

5.27 Ribble Valley Borough Council’s Employment Land and Retail Study identified the need for additional shopping facilities and retail floorspace over the next ten years. Core Strategy policy EC2 “Development of retail, shops and community facilities and services” identifies a minimum need for an additional 140 sq. m of convenience retail floorspace and 640 sq. m of comparison retail floorspace in Longridge. As the town expands land will be identified for a redevelopment of the town centre to encompass expansion of retail facilities.

OBJECTIVE 5 - To protect and enhance community facilities

5.28 Development in Longridge will be focused on providing a safe and vibrant environment for residents that is also attractive to visitors. The following policies have been identified as necessary to ensure that current town facilities are maintained and enhanced to satisfy these requirements and to meet the needs of an expanding
POLICY LNDP12 – PROTECTING EXISTING COMMUNITY ASSETS

The community assets listed below, and shown on Figures 20-24, Appendix C, are considered fundamental to developing and maintaining Longridge as an attractive place for residents and visitors alike. They will be protected for community use.

Community Buildings

1. Longridge Civic Hall
2. Longridge Library
3. Station Building / Heritage Centre
4. The Palace Cinema
5. Longridge Community Hospital
6. Berry Lane toilets

Churches:

7. St Paul’s
8. St Lawrences’s
9. St Wilfred’s
10. Our Lady and St Michael
11. Christ Church
12. Knowle Green Congregationalist Church
Clubs:

13. St Wilfrids Club
14. Longridge Sports and Social Club
15. Conservative Club
16. Youth Centre, Berry Lane
17. Scout & Guide Hut
18. Over 60s Club

Pubs / Bars:

19. Forest Arms
20. Bull and Royal
21. Towneley Arms
22. Durham Ox
23. Billy’s Bar
24. The Old Oak
25. White Bull, Preston Road, Alston

Development leading to the loss of these assets will only be supported when equivalent, or better, provision is made elsewhere within the village; or after an extended period of active marketing the applicant can clearly demonstrate there is no longer a viable community, retail, food and drink or commercial use for the asset.

Background/Justification

5.29 The community facilities in LNDP12 are all considered to be essential to retaining the health and vitality of the area. With such significant development proposed for Longridge such facilities will be in even
greater demand they will, therefore, be retained and proposals for their enhancement will be supported.

Station Buildings

POLICY LNDP13 – DEVELOPMENT OF NEW AND IMPROVEMENT OF EXISTING COMMUNITY ASSETS

Development of new or improvements to existing community assets will be supported when they preserve local character and distinctiveness, and do not harm the landscape or residential amenity of existing and future occupiers. In particular, the following major additions and improvements to our community assets will add considerable value.

1. Longridge Loop
   Currently at an early planning stage, the Longridge Loop will provide a safe route around the town for cyclists, walkers and the disabled. The route will be approximately 5 miles in length and may be joined to the Preston Guild Wheel via a suitable link (a potential route is shown in Figure 10, Appendix C).
2. Renovation of the Civic Hall

Longridge Civic Hall is now becoming somewhat ‘tired’ in appearance and is a high priority for renovation and enhancement. Possibilities being investigated include the development of the Hall into a Community Centre providing a natural hub for many community activities. Where appropriate community groups may find it advantageous to relocate their activities to this new hub. Sources of funding to support this development will be investigated and may include (but are not limited to) the Big Lottery Fund, European Union, one of a range of charitable Trusts or private sector investment.

3. Swimming Pool

The nearest public swimming pools to Longridge are the ones at West View in Preston and the Ribblesdale Pool in Clitheroe, both these facilities are remote from the town. There are several small pools in Longridge and these provide a valuable service to the residents. Obstacles exist to the provision of a full size swimming pool in the Town, amongst which the most difficult to address would be the location and running costs. If it is not possible or cost effective to provide a full size pool, then consideration must be given to supporting the development of the existing facilities to ensure that Longridge residents have adequate access to high
quality swimming facilities.

4. Station Buildings
   Improvements to the building to facilitate a wider range of uses by the local community.

Background/Justification

5.30 As well as the retention of existing facilities there are a number of areas where it is considered that provision of community facilities is either deficient or could be improved. These areas are identified in Policy LNDP13. The Town Council will work with the private and public sectors to seek to deliver these projects.

POLICY LNDP14 – PROTECTING AND ENHANCING LOCAL GREEN SPACES

The local green spaces identified below and shown on Figures 25 to 30 in Appendix C will be protected. Development for non-open land uses will only be permitted in very special circumstances.

1. John Smith Playing Fields

   This park lies adjacent to the town on the northern border and provides a unique and valuable local asset. Originally a local quarry site, it has been developed to provide an active and educational area for families, local community groups, schools and tourists and includes a permanent orienteering course, nature and sculpture trails. Artists Julie Miles and Martin Bednarczuk in collaboration with the community of Longridge have created original designs for signage and markers, transforming a simple orienteering course into an exciting and functional form of sculpture for the park. This creative solution also provides the general visitors to the park with a nature/sculpture trail to take in at their leisure.

2. Longridge Recreation Ground

   This area provides a unique and large open green space in the middle of the town. It is home for many local activities
including Longridge Field Day and is of major importance to the town and must be protected from development at all costs.

3. Alston Wetland

On the southern edge of Longridge, this small wildlife reserve created by the RSPB and United Utilities, provides a valuable site for breeding wading birds and is a unique destination for walkers and birdwatchers.

4. Foley’s Path and associated green space

A unique green space in central Longridge, providing access between Berry Lane and Parlick Avenue.

5. Towneley Gardens and Bowling Green

Provides a central green space in addition to a well-used bowling green. This area has special significance to the community as an area of tranquility located close to a busy shopping area on Berry Lane. Funding has been secured from Tesco and Longridge Town Council for the renovation of this area.

6. Mardale Road Play Area
Mardale Road play area is a small area of green space in a built-up area to the south of the town. It contains a children’s play area and provides the only place for safe play in the area.

7. Highfield Drive

This is a small area of green space just off Highfield Drive. It is surrounded by houses and provides a unique area for safe children’s play.

8. Allotments at Windsor Avenue and next to Alston Reservoir Number 2

9. Redwood Drive play area

10. Dilworth Triangle play area

**Background/Justification**

5.31 National planning policy allows local communities to identify and designate “local green spaces”. Such spaces once identified can only be developed in “very special circumstances”.

5.32 To merit this protection such spaces have to meet the criteria contained in paragraphs 76 and 77 of the National Planning Policy Framework. They should be in reasonably close proximity to the community they serve, demonstrably special to a local community and hold a particular local significance; and be local in character not an extensive tract of land.

**POLICY LNDP15 – PROTECTING AND ENHANCING OPEN SPACES AND RECREATION FACILITIES**

Development that would result in the loss of the open spaces listed below, and shown on Figures 31 and 32 in Appendix C will only be supported when:

a) Equivalent or better provision is provided
elsewhere within a sustainable location in, or adjoining, Longridge town; or
b) It can be clearly demonstrated that the open space performs no useful function.

1. Longridge C of E Primary School playing fields
2. Barnacre Road Primary School playing fields
3. St Cecilias RC High School playing fields
4. Longridge High School playing fields
5. Longridge Showground
6. St Wilfrid’s School playing fields
7. Mardale Road playing fields

In addition, Longridge Recreation Centre and Longridge Gym will also be subject to this policy.

Background/Justification

5.33 As well as the local green spaces identified in Policy LNDP14 Longridge also has number of other important open spaces. These areas will also be protected by Policy LNDP15. Development will, however, be acceptable in certain circumstances: equivalent or better provision is provided elsewhere within a sustainable location in, or adjoining, Longridge town; or the space no longer performs a useful function.

OBJECTIVE 6 - To protect and enhance local employment opportunities

5.34 It is important that Longridge continues to perform an economic role by providing local employment opportunities. This will ensure the community is more balanced and does not become a dormitory, commuter town. Local employment also reduces the need to travel, and helps supports local shops and services.

5.35 Ribble Valley Borough Council’s Core Strategy states in Key Statement EC1 that Longridge is one of three preferred locations to which employment development will be directed. To accommodate
employment growth 8 hectares of land for employment purposes for the whole of the Ribble Valley are considered appropriate by the Core Strategy, and 25% of this total, 2 hectares, will be in Longridge, in sustainable locations. The type of units delivered in the future will need to be of a range of sizes, but starter units, or nursery factories, should be an important component of any provision to enable the start of new businesses and to enable existing ones to expand.

5.36 Existing brownfield employment sites should be protected to continue employment-generating uses and to maintain a more sustainable balance of homes and jobs in the area. The neighbourhood plan identifies these sites: they include mixed use sites (with some retail), office, factory, distribution, manufacturing, and hi-téc industries and include a technology park.

5.37 Tourism and leisure play an important role in the economy of Longridge and the Ribble Valley. Longridge is the gateway to the Forest of Bowland Area of Outstanding Natural Beauty which leads on to the attractive countryside, historic sites and villages in the Ribble Valley as a whole. Tourism and recreation support employment in the town, and wider area’s restaurants, hotels and other leisure related industries. There is a shortfall in Longridge of hotel and tourist accommodation. Proposals for such accommodation, including development for a hotel and conference facility, as well as expansion of overnight accommodation of all types, including to meet the needs of visiting walkers, cyclists and sightseers, as well as for business usage will be supported when they are in accordance with Core Strategy Policy DMB3. The designated tourism point is the Heritage Centre.

**POLICY LNDP16 - PROTECTING LOCAL EMPLOYMENT SITES**

To maintain a full range of employment opportunities in the local area the following sites, also shown on Figures 33 and 34 in Appendix C, will be protected for employment generating uses (B1, B2 and B8 uses). Proposals for alternative uses, such as housing and retail, will be assessed against Core Strategy development management policy DMB1.
1. Shay Lane Industrial Estate
2. Industrial Factory Site (Queen’s Mill) Preston Road – Krempel Group
3. Dairy Production Site, Preston Road – Singleton’s
4. Chapel Hill Trading Estate – OBAS Group
5. The Old Corn Mill, Warwick Street
6. Industrial and Commercial Units, Warwick Street
7. Stonebridge Mill
8. Royal Mail Sorting Office, Green Lane
9. Carefoot’s Construction and Transport Depot, Derby Road
10. Industrial and Commercial Units – (Forrest’s Yard)
11. Industrial Units, bottom of Berry Lane

Background/Justification

5.38 All of the areas listed in Policy LNDP16 perform valuable and vital roles in the local economy. These areas and premises will be protected for future employment use. In doing this the mix of land uses in the neighbourhood plan area will be retained. This will help retain a better balance between housing and employment uses; help reduce the need to travel; provide valuable local employment; and avoid the risk of Longridge becoming simply a dormitory town for other areas.
Stonebridge Mill
6 How to comment on this document

6.1 The Regulation 14 Draft LNDP is being consulted on for six-weeks from 17th October 2016 to 28th November 2016. You can comment on this document by filling in one of the comment forms available from the Longridge Town Council website @ http://www.longridgetowncouncil.com. Comment forms can be returned by email for the attention of the Town Clerk, Lesley Lund, to longridgetc@gmail.com; or by post addressed to Longridge Town Clerk, Longridge Town Council, Station Building, Berry Lane, Longridge, PR3 3JP.
7

Monitoring and Review

7.1 Plans are only valuable when kept up to date. The Town Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.

7.2 Where the need for change is identified we will work with Ribble Valley Borough Council to produce updates and amendments where necessary.

7.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.
Appendix A

Conservation Areas

Longridge Conservation Area

St Lawrence Conservation Area
Newtown Conservation Area
Appendix B Local Heritage Assets, see also Appendix C

1. ‘Crown Hotel’ – which has also been known as Beacon Villa, Longridge Youth Hostel, Beacon Cafe and Beacon Flats.

2. ‘Tower View’ – the unofficial name for stone built houses (early 20th Century) adjacent to the former Crown Hotel. The name derives from the bedroom window views of Blackpool Tower.
3. ‘Quarryman’s Arms’ – now Thai Paragon restaurant and previously Heathcotes, Cottage Café and Quarry Cottages. The date stone is 1808 and the entry to the Tan Yard quarry is to the right of the building.

4. ‘Cut Thorn Cottages’ – late 19th Century terrace, which actually consists of three blocks of slightly different houses when seen from the rear.
5. ‘Rock House’ – formerly known as Rock Cottage and at one time the home of James Tullis, stone merchant and Thomas Kay, quarry owner.

6. ‘Chapel House’ – once the Mount Zion Methodist Chapel, which was built in 1836 and closed in 1884.
7. ‘Queens Mill’ - built in 1874 and also known locally as the 'Co-op mill'. It is significant, as it differs from all the other Longridge mills by being brick built, as opposed to local stone – the clay for the bricks being excavated on site and fired locally. It was owned by shareholders and registered as the 'Longridge Manufacturing & Spinning Co Ltd'.

8. ‘Corporation Arms’ – purchased by Preston Water Works in 1860 when it was called the Black Bull Inn. This allowed the construction of the first Spade Mill Reservoir and it was said that the utility company was the only one in the UK to own a public house. Subsequently extended and then sold to the Gornall family who ran it for two generations up to 1999.
9. ‘Old Vicarage’ – built on Lower Lane following the sale of the original vicarage on Market Place in 1846. It was home to nine vicars and their families until 1949.

10. ‘Dilworth Lower Reservoir’ – original wall and folly at junction of Higher Road and Forty Acre Lane. Locally known as ‘Top Lodge’.
11. ‘Little Lane’ – stone built houses near junction with Fell Brow.

12. ‘Former railway bridge’ - at bottom of John Smith Playing Field.

13. ‘Allotments’ – at Windsor Avenue and next to Alston Reservoir No 2 near Old Oak.
Appendix C Proposals Maps

Figure 10 – Potential Longridge Loop
Figure 11 – Local Heritage Assets (OS licence number 100057074)
Figure 12 – Local Heritage Assets (OS licence number 100057074)
Figure 13 – Local Heritage Assets (OS licence number 100057074)
Figure 14 – Local Heritage Assets (OS licence number 100057074)
Figure 15 – Local Heritage Assets (OS licence number 100057074)
Figure 16 – Local Heritage Assets (OS licence number 100057074)
Figure 17 – Local Heritage Assets (OS licence number 100057074)
Figure 18 – Significant Views (OS licence number 100057074)
Figure 19 – Longridge Town Centre (OS licence number 100057074)
Figure 20 – Community Assets (OS licence number 100057074)
Figure 21 – Community Assets (OS licence number 100057074)
Figure 22 – Community Assets (OS licence number 100057074)
Figure 23 – Community Assets (OS licence number 100057074)
Figure 24 – Community Assets (OS licence number 100057074)
Figure 25 – Local Green Spaces (OS licence number 100057074)
Figure 26 – Local Green Spaces (OS licence number 100057074)
Figure 27 – Local Green Spaces (OS licence number 100057074)
Figure 28 – Local Green Spaces (OS licence number 100057074)
Figure 29 – Local Green Spaces (OS licence number 100057074)
Figure 30 – Local Green Spaces (OS licence number 100057074)
Figure 31 – Open Spaces (OS licence number 100057074)
Figure 32 – Open Spaces (OS licence number 100057074)
Figure 33– Local Employment Sites (OS licence number 100057074)
Figure 34– Local Employment Sites (OS licence number 100057074)
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This Regulation 14 Draft Plan is being consulted from 17th October 2016 to 28th November 2016 and we want to hear your views.

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Comment forms can be returned by email for the attention of the Town Clerk, Lesley Lund, to longridgetc@gmail.com; or by post addressed to Longridge Town Clerk, Longridge Town Council, Station Building, Berry Lane, Longridge, PR3 3JP.