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Planning Policy and Design and Access Statement

Extension to Existing Light Industrial Unit together with additional
off street parking area

Site at Unit 12
Twin Brook Business Park
Twin Brook Road
Clitheroe

For Penpod Overland Ltd

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1. Introduction

- 1.1 The practice has been retained by Penpod Overland Ltd who operate from Unit 12, Twin Brook Business Park, Twin Brook Road, Clitheroe and are manufacturers of trailer based camping trailers.

- 1.2 The company has developed a fairly unique product and is experiencing rapid growth with a substantial order book, hence the need to expand operations with additional manufacturing floor space and corresponding projecting increase in staffing levels. Fortunately the company occupies a reasonably sized plot with a large outdoor yard area which, together with land to the rear, can accommodate the extension proposed whilst still maintaining adequate off-street parking and servicing arrangements without the need to seek to relocate.

2. The Proposal

- 2.1 The present building on site forms part of a larger business park developed over the last decade with a considerable number of small light industrial units of a similar design with modern portal frame design with brick lower walls with profile steel sheet to upper walls and roof. The building on site currently comprises 296 sq.m. of floor space and it is proposed to extend this building both sideways and rearwards by a further 620 sq.m. resulting in a total gross internal floor space of 915 sq.m.

- 2.2 The proposed extension will mirror the design of not only the existing building but also that of the broader Twin Brook Business Park. Additional car parking will be laid out to the rear of the proposed extension which will fully comply with LCC Highways car parking standards of 1 space for each 50 sq.m. floor space.

3. Planning Policy

- 3.1 The planning policy context for this application within the National Planning Policy Framework (NPPF) and at local level by the Ribble Valley Core Strategy. The Core Strategy is the starting point for decision making within the Borough with adopted policies setting out the overall development vision for the Borough and how this would guide the approval of sustainable development.

- 3.2 The aims of the strategy are set out in key statement DS2 which seeks to promote development in most sustainable locations within the Borough. It is evident that the site is located in what can only be regarded as a sustainable location being within the key settlement of Clitheroe in the midst of an existing employment site.

4. Relevant Policies of the Ribble Valley Core Strategy

Key Statement DS1 - Settlement Strategy

Key Statement DS2 - Presumption in favour of Sustainable Development

Key Statement EN2 - Landscape

Policy DMG1 - General Considerations

Policy DMG3 - Transport and Mobility

Policy DME2 - Landscape Protection

Policy DME1 - Supporting Business Growth and Local Economy.

5. Detailed Design

- 5.1 The design of the extension to this industrial unit has been fully influenced by the design of the remaining units on Twin Brook Business Park incorporating the same steel portal frame design with external materials to match those found throughout the estate.

- 5.2 The design also incorporates additional off street car parking and access track to the rear of the property to off-set and compensate for the loss of the existing car parking area along the present gable of the property. The overall compensatory parking is fully compliant with LCC parking standards.

6. Conclusion

- 6.1 This proposal, sited within the midst of an established employment area within the principle settlement of Clitheroe will provide for much needed expansion space to allow the company to grow and satisfy the demands of its increasing order book whilst at the same time creating additional skilled jobs within the local economy without the need to relocate the business either elsewhere within the Borough or, if alternative premises could not be found, then elsewhere further afield.