

From: [REDACTED]
Sent: 14 May 2026 16:06
To: Planning
Subject: Formal Objection – Planning Application 3/2026/0287
Attachments: 7253.jpg; 7254.jpg

 External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ben Taylor

Re: Formal Objection – Planning Application 3/2026/0287
Proposed extension of industrial unit from 296m² to 916m²
Original appeal approval reference: 3/2015/0159

I wish to formally object to planning application 3/2026/0287 for the proposed extension of the existing industrial unit from approximately 296m² to 916m².

My objection is based on the following material planning concerns:

1. Failure to implement approved landscaping scheme

The original planning approval under application 3/2015/0159, which was subsequently allowed on appeal, included an approved landscaping scheme showing substantial green areas surrounding the development. These landscaped areas were intended to soften the visual impact of the development and provide ecological enhancement.

The area now proposed for this extension was originally shown as landscaped land intended for planting. To my knowledge, this landscaping was either never implemented or has subsequently been removed.

This is significant because:

- The current application appears to treat this land as though it has always formed part of the operational industrial yard.
- The submitted biodiversity information assesses the site based on its current degraded condition rather than what was actually approved.
- This risks rewarding non-compliance with previous planning conditions/approved plans.

The Local Planning Authority should establish:

- Whether the original landscaping conditions were ever formally discharged.
- Whether the approved planting scheme was implemented in accordance with the original permission.
- Whether the loss of these planned green areas constitutes a breach of the original permission.

The applicant should not benefit from the gradual erosion of previously approved landscaping obligations.

2. Loss of biodiversity and green corridor

The area surrounding this part of the estate previously had a significantly greener character and remains used by local residents as an informal recreational route, particularly by dog walkers using the nearby public footpath.

Mearley Brook and the surrounding green margins historically provided visual relief from the industrial estate and contributed to local biodiversity value.

The current ecological assessment appears to rely on the site's present condition, without properly acknowledging:

- what should exist under the approved landscaping plans;
- the gradual loss of green infrastructure over time;
- the cumulative urbanisation of this area.

This extension would further erode the remaining green character of the area and should be reassessed with reference to the original approved landscape proposals.

3. Public footpath impacts

The application site is adjacent to a public footpath regularly used by local residents for walking and recreation.

The gradual removal of landscaped areas and expansion of hardstanding has already negatively affected the character of this route.

This proposal would intensify that impact by replacing additional open areas with industrial development.

The Local Planning Authority should carefully assess:

- visual impact on users of the public footpath;
- loss of amenity;
- cumulative encroachment of industrial development into what was originally intended to remain softer landscaped space.

4. Inaccurate site plans / failure to reflect actual site conditions

The submitted "current site plan" does not appear to accurately reflect what has actually been constructed on site.

I have attached ariel photographs of site in its current condition.

More importantly, it avoids direct comparison with the plans originally approved under application 3/2015/0159.

Areas originally approved as landscaped planting and permeable surfaces now appear to have been converted into hardstanding.

This makes it difficult for both the public and decision-makers to properly assess:

- what was originally approved;
- what has actually been built;
- what unauthorised changes may have occurred.

The applicant should be required to submit:

- an accurate current topographical/site layout plan;
- a comparison drawing showing approved vs existing layout;
- clarification regarding any unauthorised works undertaken.

5. Flood risk concerns

This is one of the most serious concerns.

The site lies within Flood Zone 3 and is located within approximately 8 metres of Mearley Brook, which is designated as a Main River.

The current Flood Risk Assessment appears inadequate because it fails to account for:

- previously approved permeable parking areas that appear to have been replaced with impermeable concrete;
- significant changes to site levels and topography across the wider business park;
- cumulative increases in hardstanding;
- potential impacts on flood storage and flood routing.

There are serious concerns that the development has progressively altered drainage characteristics within the wider site.

Given the site's proximity to a Main River and its location within Flood Zone 3, a more robust flood risk review is required.

The Local Planning Authority should ensure:

- the Environment Agency is properly consulted;
- updated topographical data is used;
- cumulative flood impacts are fully assessed;
- the applicant demonstrates that flood risk will not increase elsewhere, and flood mitigation measures originally approved were fully implemented.
- the loss of at least 620 m² of permeable land impacts overall flood risk.

This is particularly important given concerns regarding potential impacts on nearby residential properties.

6. Cumulative expansion beyond original approval

This proposal represents a very substantial expansion of the unit—from 296m² to 916m², more than tripling its original size.

This scale of expansion raises legitimate concerns regarding:

- intensification of industrial use;

- further erosion of landscaping buffers;
- increased surface water runoff;
- cumulative environmental impacts.

This should not be viewed in isolation but in the context of how the site has evolved away from what was originally approved.

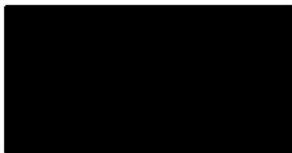
Conclusion

For the reasons set out above, I respectfully request that you refuse this application unless the applicant can provide:

- accurate updated plans;
- evidence regarding compliance with the original permission;
- a revised biodiversity assessment;
- a revised flood risk assessment using current site conditions and topographical data;
- confirmation that the Environment Agency has been properly consulted.

The current submission does not appear to provide sufficient confidence that the proposal would avoid harm to biodiversity, public amenity, and flood risk management.

Yours faithfully,

A solid black rectangular box used to redact the signature of the official.