

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2026 15:20
To: Planning
Subject: Planning Application Comments - 3/2026/0287 FS-Case-837888721

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0287

Address of Development: Unit 12 Twin Brook Business Park Clitheroe BB7 1QX

Comments: I am writing to object to this planning application because I am very concerned about the continued loss of green space around this site and the effect it is having on the nearby footpath.

I have lived in the area for many years and have been using this footpath for over 60 years. It has always been a lovely place to walk and enjoy the countryside, and many local people use it regularly for walking their dogs and getting some fresh air.

Over the years I have watched more and more green space disappear as the industrial site has expanded. Areas that were once grass and greenery have gradually been built on or covered over, and this latest proposal would make things even worse.

The footpath has already changed a lot and is not as pleasant as it once was. There have also been problems with rubbish from the site finding its way onto or near the path, which makes the area look neglected and spoils it for people who use it.

I am also concerned that additional car parking spaces continue to push development closer to the footpath, creating further encroachment into what was once open green space and making the area feel more industrial.

I feel this development would take away even more of the green space that local residents have enjoyed for many years and would further damage the character of this footpath.

I hope will take these concerns into account before making a decision.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 May 2026 10:33
To: Planning
Subject: Planning Application Comments - 3/2026/0287 FS-Case-838083690

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0287

Address of Development: unit 12 twin brook industrial estate

Comments: I wish to formally object to this recent planning application due to what I believe are existing breaches of the original planning permissions granted in 2015/2016 relating to Twin Brook Industrial Estate.

Having reviewed Planning Application No. 3/2016/0401, specifically “Soft Landscape No. 2”, the approved drawings clearly show an 11-metre buffer zone from the building edge to Mearley Brook. This comprised:

- an 8-metre river easement, and
- a 3-metre wildflower seeding and planting area.

However, during 2025, following the demolition of Twin Brook Farm, contractors using a 360 excavator — presumed to be acting on [REDACTED] — removed all existing trees, vegetation and plant life from this boundary area. This appears contrary to the approved landscaping and environmental provisions attached to the original consent.

In addition, upon reviewing the approved plans further, I note that adjacent to Unit 12 a permeable car park and soakaway system were originally approved. However, from my observations during regular walks in the area, this now appears to have been replaced with a substantial concrete yard and tarmacadam surface area. I can find no evidence of any approved amendment authorising this alteration.

I would therefore strongly urge the planning authority to undertake a detailed and thorough site inspection, as these discrepancies should become immediately apparent upon examination.

I would also like to raise concerns regarding the construction of a large steel and timber fence surrounding Unit 12 during the period the unit was occupied by [REDACTED], who rented the premises from Mr James Alpe. I can find no indication within the approved applications that a fence of this scale was authorised.

Furthermore, over recent years I have witnessed occasions where substances appearing to originate from surface drains on the industrial estate have discharged directly into Mearley Brook. On several

occasions the water has appeared milky white in colour, leading me to believe this may involve oil-based or industrial contamination. I understand these discharges may have originated from operations connected with a [REDACTED] on the estate.

There are also ongoing environmental concerns relating to littering and waste disposal along the public footpath leading towards the Salthill Nature Reserve SSSI site, where bags of food waste, cans and bottles are frequently discarded.

I would also note that the current application for additional car parking areas and further fencing fails to adequately specify the materials proposed for construction. Given the industrialisation of the site and the significant loss of existing flora and fauna over recent years, I believe the application should contain clear environmental mitigation and biodiversity enhancement measures. Consideration should be given to restoring and enriching the brook corridor and surrounding habitat, particularly as Mearley Brook is known locally to support wildlife including trout and kingfishers, along with other protected and sensitive species. In my opinion, any further development should demonstrate how the natural environment will be protected and enhanced rather than further diminished.

Finally, I wish to express concern that the planning process in relation to this site appears heavily reliant upon specialist planning representation. While I appreciate applicants are entitled to professional advice, I believe it is essential that all applications and amendments are independently scrutinised through proper site inspections and enforcement where appropriate, particularly where environmental protections and previous planning conditions may not have been adhered to.

I respectfully request that these matters are fully investigated before any further permissions are considered.

Regards,

[REDACTED]