



Planning Statement

Engineering Stores and Control Room

Johnson Matthey PLC

Johnson Matthey, Clitheroe Works, Pimlico Industrial Area, West Bradford Road, Clitheroe BB7 4QB

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Basis of Report

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1.0 Introduction

1.1 Overview

This Planning Statement has been prepared in support of a planning application made by Johnson Matthey PLC (hereafter referred to as 'JM' or 'the Applicant') for the proposed erection of an Engineering Stores building and a new Control Room building, as well as associated infrastructure, equipment and works at Johnson Matthey Clitheroe, Pimlico Industrial Area, West Bradford Rd, Clitheroe BB7 4QB.

The location and extent of the Site is illustrated on the Location Plan drawing (ref. SYNCL-00-01-27663) which forms part of the application drawing package. The Site lies wholly within the administrative area of Ribble Valley Borough Council (RVBC).

1.2 Application Description

Johnson Matthey is currently in the process of upgrading the existing catalyst manufacturing facility within an existing process building, which will require additional enabling infrastructure to be built. On this basis, this application seeks consent for the following:

'Proposed erection of an Engineering Stores Building and Control Room Building, as well as associated infrastructure, equipment, and works'

1.3 The Submission

This Statement is underpinned by a suite of supporting documents and drawings submitted as part of the full Planning Application made to RVBC. In accordance with the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Development Management Procedure) Order 2015, this planning submission consists of the following documents:

- Application Forms and Certificates duly completed and signed;
- Planning Statement (this document);
- Application Drawings, including:
 - Red Line Site Location Plan (drawing no. SYNCL-00-01-27663);
 - Proposed Site Layout Control Room and Stores (drawing no. SYNCL-00-01-27688);
 - Proposed Stores Building Elevations (drawing no. SYNCL-00-13);
 - Control Building Layout - Sheet 1 Ground Floor Plan (drawing no. 6008650-WD-03-28-DR-A-0001-01)
 - Control Building Layout - Sheet 2 First Floor PLAN (drawing no. 6008650-WD-03-28-DR-A-0001-02);
 - Control Building Layout - Sheet 3 Sections (drawing no. 6008650-WD-03-28-DR-A-0001-03);
 - BNG Exemption Form
- Preliminary Ecological Appraisal;
- Arboricultural Impact Assessment; and
- Outline Construction Environmental Management Plan.



2.0 Site Description and Setting

2.1 Site and Surrounding Area

The existing Johnson Matthey Site at Clitheroe is located within the Pimlico Industrial Area located approximately 1.45km north of Clitheroe town centre. The wider JM Site occupies an area of approximately 10.7 ha and is centred on National Grid Reference (NGR) SD 74618 43087. The JM Site is accessed via West Bradford Road to the northeast of the Site, with the internal access road crossing a freight spur to the Clitheroe railway line (which extends to the Heidelberg site to the northeast).

The full Site Address is Clitheroe Works, Pimlico Industrial Area, West Bradford Road, Clitheroe BB7 4QB (the 'Site').

The River Ribble is located approximately 175m to the west of the site. Directly to the north is an area of woodland and further north is a quarry and cement works. The area to the east of the site is mainly residential with a restored former quarry also 150m west of the Site Coplow Quarry SSSI. The south of the Site is mainly characterised as agricultural land with Moorland School also located in the land directly to the south.



Figure 1: Site and Surrounding Area

2.2 Application Site

The two areas to be developed as part of this planning application are located in the west and central areas of the Site. The location of the new storage shed (as identified on drawing SYNCL-00-01-27688) is located along the western boundary of the Site and currently comprises an area of hardstanding. The location of the Control Room is between two existing buildings within the Site on an area of hardstanding that previously housed an Engineering Stores Tent, which the new Stores Building will replace.



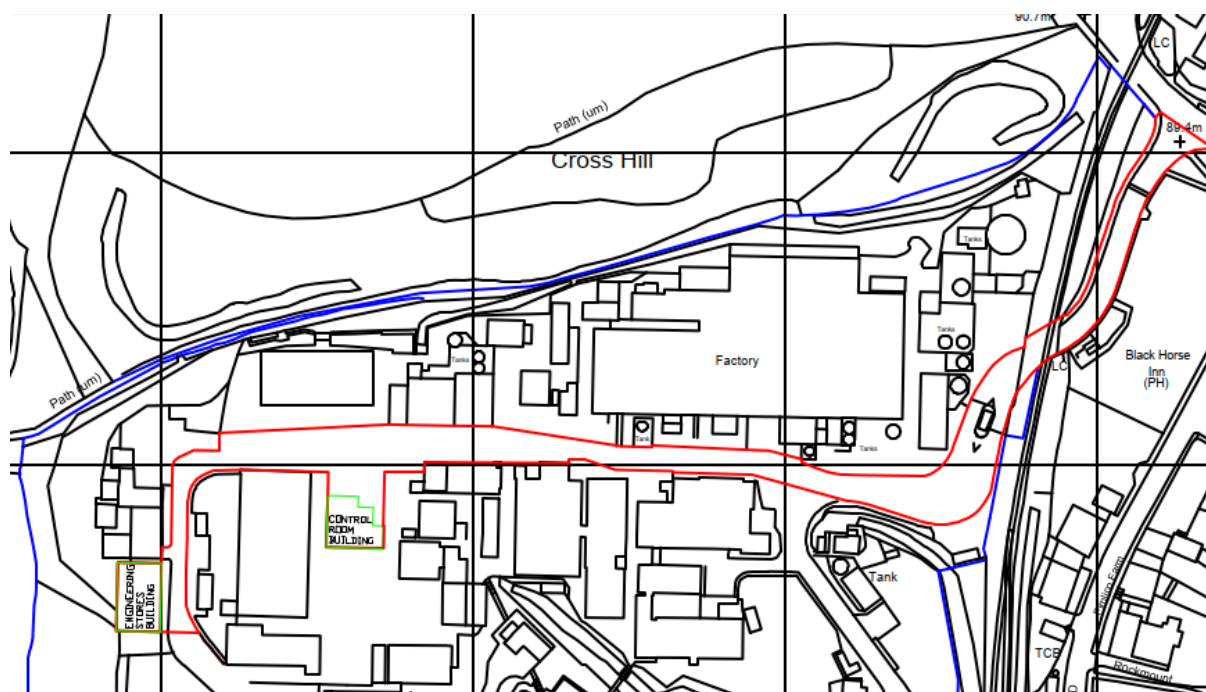


Figure 2: Site Layout Plan

2.3 Site Access

The Site is accessible via West Bradford Road, which is the main access point, located to the northeast of the wider Site, and serves the whole of the Johnson Matthey Clitheroe complex. West Bradford Road connects to the wider road network, to the A59 to the south east and Clitheroe, via Chatburn Road, in the south.

2.4 Current Use

The Sites current use is as a catalyst manufacturing facility; this has been the established use of the site since at least the 1950s, further details of the planning history of the site is provided in Section 3.0 below.



3.0 Planning History

A review of the planning history has been undertaken for the whole Johnson Matthey Site within Pimlico Business Park. This search was undertaken via the Ribble Valley Borough Council's (RVBC) online records and an in-person review of RVBC's physical records. Many applications were identified stretching from the 1950s to the 2020s. This search identified a detailed history of industrial uses within the Site.

The most recent planning applications are identified within Table 1 below and relate to the wider site. From those applications identified none specifically relate the Proposed Development discussed within this report but instead relate to the wider Johnson Matthey Site and the various redevelopments and expansions undertaken across its life as an industrial site.

Table 1: Planning History

Application Number:	Description of Development:	Date Submitted:	Decision:
3/2021/0449	Storage of Hazardous Substances - Consent for storage of hazardous substances involved in an industrial process, previously approved on 3/2014/0759.	26/04/2021	Approved Subject to Conditions (12/08/2021)
3/2019/0819	Variation of Condition - Variation of condition 2 (approved plans) from planning permission 3/2018/1065 to reflect a reduction in scale.	04/09/2019	Approve with Conditions (21/10/2019)
3/2018/1120	Applications for full consent - Alterations to car park entrance.	05/12/2018	Approved with Conditions (11/01/2019)
3/2018/1065	Application for full consent - Advance infrastructure and enabling works to facilitate future industrial development comprising site clearance and preparation works, ground investigation and remediation/removal of any contaminated material, import of new materials, bulk earthworks and soil stabilisation, installation, diversion and/or disconnection of below-ground infrastructure including drainage and statutory utilities, installation of building foundations, piles and retaining walls, and temporary works including provision of a contractor's compound, security fencing and hoarding, material set-down area, access road, car parking and other structures and works incidental to the construction phase of development.	19/11/2018	Approved with Conditions (08/02/2019)
3/2015/0299	Application for full consent - Single Storey 11kV and 33kV Electrical Substation.	24/03/2015	Approved with Conditions (29/06/2015)
3/2011/0199	Applications for full consent - Proposed erection of two stack vents adjoining south site manufacturing building.	14/03/2011	Approved with Conditions (26/04/2011)
3/2010/0466	Applications for full consent - Change of use of barn and shippin (sic) to meeting rooms, and	04/06/2010	Approved with Conditions (15/10/2010)



Application Number:	Description of Development:	Date Submitted:	Decision:
	creation of informal car park to north side, all for the applicants use.		
3/2010/0232	Applications for full consent - Re-cladding of existing south site building in olive green cladding.	19/03/2010	Approved with Conditions (19/04/2010)
3/2009/0363	Applications for full consent - Installation of a temporary prefabricated office building.	01/05/2009	Approved with Conditions (24/06/2009)
3/2008/0758	Applications for full consent - Installation of 28 plant vent system.	01/09/2008	Approved No Conditions (20/10/2008)
3/2007/1131	Applications for full consent - Erection of two storey office building.	04/12/2007	Approved with Conditions
3/2007/0638	Applications for full consent - Erection of catalyst plant building.	26/06/2007	Approved with Conditions (14/09/2007)
3/2007/0637	Applications for full consent - Erection of extension to existing by-product treatment plant.	26/06/2007	Approved with Conditions (26/06/2007)



4.0 The Proposed Development

4.1 Purpose of the Development

Johnson Matthey is currently in the process of upgrading the existing catalyst manufacturing facility within an existing process building, which will require additional enabling infrastructure to be built.

The Engineering Stores Building will replace and enhance the former Engineering Stores Tent facility that has been removed from the Site to make way for the Control Building.

The Engineering Stores Building (as shown on drawing SYNCL-00-13) will provide additional and purpose-built storage facilities for the entire Johnson Matthey Clitheroe Site, such that process plant spares and engineering equipment may be safely stored.

The Control Building (as shown on drawing 6008650-WD-03-28-DR-A-0001-01) is intended to serve as a central control function for the new plants, to reduce in-person operator interaction with the process. The Control Building will also contain shower, toilet, changing and mess facilities, meeting rooms, Permit to Work offices and a Motor Control Centre (MCC).

The Proposed Development will support the construction and operation of a catalyst plant that can serve the Sustainable Aviation Fuel (SAF) industry. The buildings that this Planning Application relates to will also enable the construction and operation of a future, second phase catalyst plant with increased production volumes, which would: satisfy further demand for the SAF industry and contribute to the continued operation and growth of the Clitheroe site.

All of the proposed facilities are necessary to enable the operation of the expanded plant works on site, without exceeding the capacity of existing on-site facilities.

4.2 Description of Development

This section of the Planning Statement seeks to provide a detailed description of the development proposals and subsequent operation of the Site.

4.2.1 Proposed Development

The description of development is as follows:

“Proposed erection of an Engineering Stores Building and Control Room Building, as well as associated infrastructure, equipment, and works”.

The proposed development comprises two elements, the new Engineering Stores Building and the new Control Room both shown within Site Layout Plan SYNCL-00-01-27688

The construction period for the Proposals will be 4-month period for the Engineering Stores Building and over a 16 month period for the Control Room. An Outline Construction Environmental Management has been submitted as part of the planning application which provides further details on the construction programme and methods for undertaking the Proposed Development.

4.2.2 Location

The Engineering Stores Building will be located on area of existing hard standing to the west of the wider Johnson Matthey Site currently used for the informal storage of materials.



The Control Room Building will be located between two existing buildings on an area of hardstanding which formerly housed the Engineering Stores Tent, which the Engineering Stores Building is to replace.

The location of both the Engineering Stores Building and Control Room Building is shown on drawing SYNCL-00-01-27688.

4.2.3 Access

The Proposed Development is located within the existing Johnson Matthey Site which is part of the Pimlico Industrial Area. The existing site access will be utilised throughout construction and operation and is via the main access to the Site via West Bradford Road on the north eastern edge of the site.

There are no revised access proposals as part of this application. Staff will continue to access and egress the Site via existing routes. The site already provides sufficient parking for both staff and operational vehicles, and the proposed works will not alter the overall number of vehicles entering, leaving or parking on site.

The proposed works will not impact upon the accessibility of the site for emergency vehicles in case of emergency. The site access and internal road network are all suitable for emergency vehicles to adequately access all areas of the site.

4.2.4 Ecology & Biodiversity Net Gain

A UK Habitat Classification Survey was undertaken by SLR Consulting on 26 March 2026, this identified that both the area of the proposed Engineering Stores building and Control Room support areas of other developed land, buildings, and artificial, unvegetated, unsealed surface.

An area of priority habitat, deciduous woodland is identified adjacent to the proposed Engineering Stores Building location. Within this woodland a potential badger sett was identified, subsequently camera trap surveys were undertaken which confirmed that no badger sett was present within this area.

As per the exemptions for Biodiversity Net Gain (BNG) outlined by the Department for Environment, Food & Rural Affairs, BNG will not be required for this application given the site does not impact any priority habitat and less than 25m² of on-site habitat.



5.0 Planning Policy Context and Appraisal

5.1 Introduction

This section undertakes an appraisal of the Proposed Development in the context of the statutory planning policy framework, and any relevant material considerations.

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning decisions be made in accordance with the adopted development plan unless material considerations indicate otherwise.

In the context of the above, the following formally adopted documents have been reviewed:

- National Planning Policy Framework (2025)
- Ribble Valley Local Plan (2021)

Outlined below are the key policies relevant to the consideration of the proposed development, accompanied with an explanation of how the proposal complies with them.

5.2 Planning Policy Context Overview

5.2.1 National Planning Policy Framework (2025)

Originally published in March 2012 and most recently revised in 2025, the National Planning Policy Framework (“NPPF”), sets out the Government’s planning policies for England, and is acknowledged as an essential material consideration. At the centre of the NPPF, lies the predominant themes of sustainable development and low-carbon economy, which are set out around three overarching interdependent objectives for the planning system as outlined in Chapter 2: building a strong, responsive and competitive economy; supporting robust, vibrant communities; and contributing to protecting and enhancing the natural, built and historic environment (Paragraphs 7-8). The NPPF requires development proposals are approved, without delay, whether they “apply a presumption in favour of sustainable development” and accord with NPPF policies (Paragraph 11).

Chapter 6 of the NPPF encourages planning policies and decisions to help create the conditions in which business can invest, expand and adapt, with significant weight to be placed on the need to support economic growth. Paragraph 85 states:

‘The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.’

Chapter 11 of the NPPF encourages planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 124 states:

‘Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.’

In summary, the development is in line with the above national policies. The development utilises parts of an existing piece of brownfield hard standing within an existing industrial site, thus making efficient and proactive use of land within the existing site which already utilised. Additionally, the expansion of the factory would contribute towards supporting an existing business, this supporting economic growth and productivity, taking into account both local business needs and wider opportunities for development. This Proposal would help to



encourage inward investment within the locality of Ribble Valley and help encourage sustainable economic growth for future generations.

5.2.2 Ribble Valley Core Strategy (2008-2028)

The Ribble Valley Core Strategy 2008-2028 (adopted December 2014) forms a key part of the Ribble Valley Local Development Framework (LDF). The LDF provides the basis for planning decisions in the Ribble Valley and sets the pattern for development and investment over the coming years.

The policies of relevance to the Proposed Development are listed below and the respective review and compliance is provided in **Table 3**.

- **Policy DS2 – Presumption in Favour of Sustainable Development**
- **Policy EN3 – Sustainable Development and Climate Change**
- **Policy EN4 – Biodiversity and Geodiversity**
- **Policy EC1 – Business and Employment Development**
- **Policy DMG1 – General Considerations**
- **Policy DMG3 – Transport and Mobility**
- **Policy DME1 – Protecting Trees and Woodland**
- **Policy DME3 – Site and Species Protection and Conservation**
- **Policy DMB1 – Supporting Business Growth and the Local Economy**

Table 2: Planning Policy and Compliance

Policy Wording	Policy Compliance
Policy DS2 – Presumption in Favour of Sustainable Development Policy DS2 states: “When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It 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, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: • any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed	This Proposal is considered ancillary development, which will direct investment to and help diversify an existing business that is successful within the area. Not only will this proposal contribute to increased employment within the borough but there is also an opportunity to ensure any environmental impacts are mitigated, thus contributing to development that improves the economic, social and environmental conditions of the local area.



Policy Wording	Policy Compliance
against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted.”	
Policy EN4 – Biodiversity and Geodiversity Policy EN4 states: “The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this. Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer’s responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.”	The planning application for the Proposals includes a Preliminary Ecological Appraisal and Arboricultural Impact Assessment. These assessments have assessed the biodiversity and habitats within the Site and have identified that there will be no impact to the biodiversity within the Site as the Proposals are on existing areas of hardstanding with no habitats present.
Policy EC1: Business and Employment Development Policy EC1 states: “...Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.”	The Proposals contribute positively to the employment within the settlement of Clitheroe. The Proposals constitute an investment in the future development of the Site and the continuation of operations at Johnson Matthey.
Policy DMG1: General Considerations Policy DMG1 states: “In determining planning applications, all development must: ... <u>Access</u> 1. Consider the potential traffic and car parking implications. 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated. 3. Consider the protection and enhancement of public rights of way and access. <u>Amenity</u> 1. Not adversely affect the amenities of the surrounding area. 2. Provide adequate day lighting and privacy distances. 3. Have regard to public safety and secured by design principles.	Access for the site will be via the existing main access point at West Bradford Road. There will be no negative impacts to access to and from the site as a result of the development. The existing access and parking facilities will be maintained throughout the construction and operation of the Proposed Development. There will be no impacts to amenity as a result of the proposed development. The Proposals will not lead to any changes in the operations of the site that may effect the amenity of the surrounding area. The Proposals have considered and been designed sensitively to avoid any adverse impacts to the environment. A Preliminary Ecological Appraisal and Arboricultural Impact Assessment have been undertaken to assess and propose mitigation measures, where necessary, for the Proposed Site.



Policy Wording	Policy Compliance
4. Consider air quality and mitigate adverse impacts where possible <u>Environment</u> 1. Consider the environmental implications such as SSSIs, county heritage sites, local Nature reserves, Biodiversity Action Plan (BAP) habitats and species, special areas of Conservation and special protected areas, protected species, green corridors and other sites of nature conservation. 2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage."	
Policy DMG3: Transport and Mobility Policy DMG3 states: In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to: The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development - 1. The relationship of the site to the primary route network and the strategic road network. 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility. 3. 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. 4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car. 5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability. 6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly. 7. Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.	The Proposals will utilise the established main access to the highway network from the Site. As part of the Proposals, no new parking or access will be required as the existing parking provision within the Site will be used.



Policy Wording	Policy Compliance
All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities. All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards. The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes. The council will resist development that will result in the loss of opportunities to transport freight by rail."	
Policy DME1: Protecting Trees and Woodlands Policy DME1 states: "There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future. Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread. The borough council will ensure that: 1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees. 2. That a detailed tree protection plan is submitted with appropriate levels of detail. 3. Site-specific tree protection planning conditions are attached to planning permissions."	As part of the Planning Application an Arboricultural Impact Assessment was provided. This identified an area of trees surrounding the proposed development site and identified, where necessary, mitigation measures to be implemented during the construction of the Proposals.
Policy DME3: Site and Species Protection and Conservation Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a	The Preliminary Ecological Appraisal prepared as part of this application identified no designated sites within or nearby the Site. During the survey a potential badger sett was identified however following camera trap surveys this was confirmed to not be a



Policy Wording	Policy Compliance
development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection: 1. Wildlife species protected by law 2. SSSI's 3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan 4. Local Nature Reserves 5. County Biological Heritage Sites 6. Special Areas of Conservation (SACs) 7. Special Protected Areas (SPAs) 8. Any acknowledged nature conservation value of sites or species.	badger sett. Therefore, the proposed development complies with Policy DME3.
Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB1 states: "Proposals that are intended to support business growth and the local economy will be Supported in principle. Development proposals will be determined in accord 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 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 provisions of policy dmg1, and 2. The compatibility of the proposal with 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	The Proposals support and contribute towards the continued growth of Johnson Matthey within their existing Site. The Development represents the expansion of an existing firm within their current Site, and the extensions will be assimilated into the design of the current Site with no environmental impacts identified. The proposal is therefore considered compliant with Policy DMB1.



Policy Wording	Policy Compliance
(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.)	

5.2.3 Planning Appraisal

In summary, as both national and local policy outlines, there is a policy steer towards supporting local economic expansion and therefore it is considered that the local planning authority should view the Proposed Development favourably, which will help to promote economic growth, support a key industrial and commercial location and also embrace the principles of sustainable development through the expansion of an existing, serviced employment Site.

The Site is not covered by any ecological designations and there is no public access through the Site.

A suite of technical assessments supports this application (as summarised in Section 6), which have assessed the Scheme and confirm that the proposals are technically robust given that they will not result in any significant environmental effects.



6.0 Technical Assessments

Alongside this Planning Statement, the following listed technical Assessments support this planning application. Please refer to the sections below for a summary of the main findings and conclusions outlined within the Reports:

- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment

6.1.1 Preliminary Ecological Appraisal

A Preliminary Ecological Appraisal (PEA) has been prepared in support of this Planning Application. The PEA assessed both the Engineering Stores Building Area and the Control Room area at Johnson Matthey's Clitheroe Site. This report found that the Site is predominantly urban, comprising buildings, other hard-standing habitat such as roads, loading bays and a car park, and sparsely vegetated land. Publicly available aerial imagery shows the surrounding landscape is also a mosaic of urban and semi-natural habitats; the area of Pimlico is located immediately east of the Site, with some areas of grassland and woodland lying to the south, before the town of Clitheroe. To the immediate north of the Site lie additional areas of woodland and grassland, whilst the River Ribble flows to the west, approximately 240m from the Site boundary.

This report assesses the potential for direct and indirect ecological impacts to occur, within the context of the scope of the PEA, and is based upon the red line boundary provided to SLR Consulting Ltd (SLR) by Johnson Matthey in February 2026. The broad habitats recorded on Site are as follows: developed land; sealed surface, buildings, and artificial, unvegetated, unsealed surface. Additionally, an area of deciduous woodland, which qualifies as a Habitat of Principal Importance under S41 of the Natural Environment and Rural Communities Act 2006, was identified adjacent to Site 2 – Engineering Stores Building.

The following additional survey work was considered necessary to inform mitigation measures:

- a pre-construction invasive non-native species survey; and
- a minimum of two weeks camera trapping of a potential badger sett identified within the adjacent priority habitat woodland.

The recommended two weeks of camera trapping was undertaken pre-submission of the planning application and identified no signs of badgers within the woodland adjacent to the site.

As per the exemptions for Biodiversity Net Gain (BNG) outlined by the Department for Environment, Food & Rural Affairs, BNG will not be required for this application given the site does not impact any priority habitat and less than 25m² of on-site habitat.

6.1.2 Arboricultural Impact Assessment

A Tree Survey has been undertaken in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction- Recommendations' (BS 5837:2012) on 23 March 2026.

The survey recorded all trees within and adjacent to the site, recording several parameters including species, crown spread and Root Protection Area (RPA).

Section 3 of BS 5837 defines the RPA as the area of ground around a tree '*where the protection of the roots and soil structure is treated as a priority*'. The extent of the RPA is calculated in accordance with BS 5837:2012 and is an important metric for understanding the impact a proposal will have on tree removal and retention and how to protect those trees retained.

The survey recorded:



- three individual category B trees.
- two category B tree groups.

The following general principles should be applied when considering development within the site:

- Category 'A' trees are of high quality and value and should be retained.
- Category 'B' trees are of moderate quality and value and should be considered for retention where possible, although care should be taken to avoid misplaced retention. Any scheme should consider the retention and protection of trees, but also the tree's future growth.
- Category 'C' trees are of low quality and value and should not place a constraint on the proposals.
- From an arboricultural point of view, the Category 'U' trees cannot realistically be considered for retention as a living tree in the context of the current land use due to their low life expectancy of less than 10 years in their current poor condition.

Whilst it is recommended that all effort should be made to retain trees of high and moderate value (categories A and B respectively). Trees of low value and those unsuitable for retention (categories C and U respectively) should not be seen as a constraint to the development, however it should be noted that trees of low value can still provide important landscape and ecological benefits especially where they are young trees that may well increase in value as they age.

A desk study found that:

- No trees within the site are protected by a Tree Preservation Order (TPO).
- The site is not located within or adjacent to a Conservation Area.
- No part of the site contains or is within 15m of any woodland listed on the Ancient Woodland Inventory.
- No trees within or adjacent to the site boundary appeared within the Ancient Tree Inventory. SLR's qualified arboriculturists did not identify any trees, during survey, which they considered ancient or veteran (as defined within NPPF Annex 2, Dec 2023).

The proposed development will require:

- the removal of no trees
- the construction of the proposed development will require a temporary incursion into the RPA of two category B tree groups.
- minor pruning works to the eastern canopy of tree G1b to provide clearance for the installation of external cladding.

It is considered the incursions into the RPA are fully mitigable through the use of appropriate ground protection measures.

It is considered that the extent of tree works required will not have a significant negative impact on the health or amenity value of these trees. All remaining trees are to be retained.



7.0 Summary and Conclusions

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory requirement upon persons determining applications for planning permission to determine such applications in accordance with the adopted Development Plan unless material considerations indicate otherwise. In relation to the Development Plan, it is considered that the principle development and the works proposed by the Scheme are compliant with the relevant policies and provisions of the plan and that national and local policy and guidance and other plans and strategies that form material considerations have been fully assessed and the proposed Scheme's compliance noted accordingly.

This Application is supported by a suite of documents and drawings covering the range of planning and technical considerations pertinent to the proposal. Based on our assessments submitted with the Application, and the above summary, we consider that these proposals not only satisfy the Council's validation requirements but also demonstrate their acceptability in all material planning terms.

Throughout the development and construction of the Scheme, liaison with RVBC will be continued. It is concluded that the Proposed Development is compliant with the statutory development plan and all other material considerations and there are no conflicts or issues that cannot be appropriately mitigated or would prevent planning consent being obtained.

The proposed development is located in an area which has a longstanding history of industrial use. The development is an extension to an existing facility with no change of use proposed.

Pimlico Industrial Estate has excellent links to both the local and strategic road network and existing utilities and services. Therefore, although the development will result in some limited soft landscaping and tree pruning, this Site and location is the most sustainable for the range of reasons outlined above and provides an opportunity for Johnson Matthey to expand their business, which will in turn, contribute positively to the local area, particularly in terms of employment.

The principle of development is therefore in accordance with the Development Plan, and consistent with the provisions within the National Planning Policy Framework. The Proposed Development makes beneficial and effective use of underutilised parts of the Site.

On behalf of our Client, we therefore look forward to working with RVBC and relevant statutory consultees to achieve formal planning permission.





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