



CAROLINE TAMWORTH PLANNING

Planning and Design Consultancy

LE

Ms L. Eastwood
Principal Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

1st July 2020

Your Ref: 3/2020/0315
My Ref: CT1015

Dear Ms Eastwood

OBJECTION TO PLANNING APPLICATION 3/2020/0315 - CONSTRUCTION OF ALL-WEATHER FOOTBALL PITCH WITH BOUNDARY FENCING, FLOODLIGHTS AND EXTENSION OF EXISTING CAR PARK - LANGHO SPORTS AND SOCIAL CLUB, DEWHURST ROAD, LANGHO, BB6 8AF

I act on behalf of Mr and Mrs Quinn who live at Longsight House; the dwelling close to the application site to the north. Mr and Mrs Quinn, along with a number of their neighbours, strongly object to the proposed development.

There are several main areas of concern:-

Visual Impact

Local Plan policy DMB3 states that:-

"The [proposed] development should not undermine the character, quality or visual amenities of the area by virtue of its scale, siting, materials or design".

Local Plan policy DME2 states that:-

"Development proposals will be refused which significantly harm important landscape".

Local Plan policy DMG1 states that all development must:-

"Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials....; and

Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities; and

Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this”.

The application site is currently open, with no formal fencing or walls, to the highway of The Rydings, ensuring an open, almost village green character. From the point of the junction of the A59 with The Rydings as it travels in a southerly direction, the land to either side of the highway is open grassland until it reaches the housing. This provides a strong link to the wider open area which is predominantly agricultural.

The proposed development will have a significant adverse impact on the character and appearance of the area by introducing a large expanse of 6m high plastic-coated mesh fencing, 6 x 15m high lighting columns and an artificial pitch surface into an area that is currently natural and open. The proposal is more suited to an urban location and not to this rural setting and as such, the proposed development will appear as an intrusive feature within the landscape. For these reasons, contrary to what is stated at paragraph 5.10 of the Planning Statement, it is not accepted that the proposed development is ‘entirely appropriate’ to the site.

The extension of the car park to accommodate an additional 29 car parking spaces will also have a detrimental impact on the landscape, particularly when it is at full capacity. The modest sized Pavillion and existing small football pitch, which is well screened by trees, is of a scale and design that is visually appropriate to the area. The proposed development simply is not. The increase in the number of visitors to the site will in turn increase the need for the use of the clubhouse for toilet and changing facilities and refreshments which, during the evening period and weekends when the site is at its busiest, will add to levels of noise and disturbance experienced by surrounding land users.

Loss of Public Open Space

The proposed development will lead to the loss of a valuable area of public open space. The new pitch will take up the whole of the playing fields which are currently openly accessible to the community for children’s play, picnics, informal ball games and walking. This loss is totally unacceptable. Whilst the applicant may argue that the development will provide a recreational facility, this will not be accessible or useful to the majority of the local

community. In order to use the pitch, people will need to be members of the club and book and pay a fee to use it. The space will no longer be available for use by the general public which is its intended purpose.

Local Plan policy DMB4 deals with the matter of open space provision. The policy states that:-

“The Borough Council will refuse development proposals which will involve the loss of existing public open space, including private playing fields which are in recreational use”; and

“It is important to protect existing recreational areas from development”.

The proposed development is clearly contrary to the provisions of this policy.

The policy also says that:-

“In exceptional circumstances, and following a robust assessment where the loss of a site is justifiable because of the social and economic benefits, a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to the users of the former open space areas”.

With the exception of a short paragraph within the applicant’s Planning Statement referring to the site at Northcote Road, there is little or no detail provided in relation to a robust assessment of the social and economic benefits that the proposal will bring to this site or an assessment of the availability of other suitable sites within the Borough. It is understood that the existing club is looking to expand its facilities for its own purposes rather than responding to a recognised need for such facilities within the area. Whilst Local Plan policy DMB1 seeks to support business growth and the local economy, this should not be at the cost of landscape quality, wildlife and residential amenity.

Attention is drawn to an extensive leisure redevelopment at Edisford Road, Clitheroe which has been completed within the last twelve months. The Ribble Valley 3G sports complex boasts a full-size artificial grass pitch and two five-a-side pitches as well as three multi-sports courts and associated facilities. It is reported that £1.4m was invested in the redevelopment and that it is well used by football clubs and leagues on a weekly basis. The complex is located a 15 minute drive away from the Langho club and is also accessible by public transport. In addition, there are extensive football facilities at Blackburn Soccerdome, which is located just 8 miles away from the application site. Alongside two high schools within the area that also offer football facilities, the need for the facility in this location is therefore strongly questioned.

In addition, comments already submitted by the Council's legal officer highlight that the land was set aside as a community public open space under the terms of a section 52 agreement (23 April 1990) which bound the application site to the housing developments of The Rydings and The Dales as part of a planning approval. The proposed development would break the terms of this agreement.

The existing pitch at Langho Football, Sports and Social Club, together with those at the Northcote Road site, are considered sufficient to meet the demands of the immediate local area. The intensification of the existing facilities is unnecessary, particularly when weighed against the adverse impact that the proposed development will have on the landscape, residential amenity, wildlife, and the loss of a well-used public open space.

For the reasons stated above, the proposed development is contrary to the provisions of Local Plan policy DMB4.

Adverse Impact on Longsight House

Mr and Mrs Quinn and their children have lived at Longsight House since 2014. The landscaped setting and general character of the area is what led them to settle in this location.

Paragraph 4.3 of the Planning Statement refers to Longsight House as a large detached house with a large curtilage with substantial natural screening in the form of a hedge and a number of mature trees which separate it from the application site. The presence of these trees does not mean that the occupants of Longsight House will not be adversely affected by the proposed development. Whilst the house may have a large curtilage, the boundary of the proposed development is actually quite close to the property. The Planning Statement concedes that there will be a *'major difference between the existing grass pitch and the proposed all-weather pitch by virtue of a general increase in the use of the pitch and its use during evening hours as a result of the floodlights'*.

Mr and Mrs Quinn are extremely concerned about the undoubted loss of amenity that they and their children will suffer as a result of the proposal. The trees are mature and do provide an element of screening. However, even during the summer months there are gaps between the tree cover and lower level vegetation which enable views of the application site. During the winter months, when the trees are not in full leaf, the outlook is very different when there is clear intervisibility between the first floor bedroom windows of Longsight House and the playing field. As such, the change in the use of the land, together with the proposed floodlights, will lead to an intrusion into the privacy of the family. During the late autumn and winter months when the football season is in full flow, the family will be subjected to the floodlit activities of the pitch, and during the summer months a lack of privacy during the lighter evenings.

Furthermore, the trees along the southern boundary of their property have been the subject of an arboricultural survey which has revealed that several of the Horsechestnut trees are

badly diseased which may lead to their having to be removed in the future, following receipt of the appropriate consent from the Council. Mr and Mrs Quinn do not want to lose the trees. However, if it proves that they must be removed for safety reasons then this course of action will need to be pursued. A copy of the tree report can be provided to the Council if required. The loss of the trees would worsen the situation.

Another serious concern is the impact on residential amenity caused by excessive levels of noise and disturbance resulting from the use of the proposed pitch for extended periods of time. Due to the hours of operation proposed, the pitch could be in use for prolonged periods of time during the evenings and at weekend when the family should be able to expect a degree of peace and quiet to enjoy their garden. The use of the grass pitch already causes problems with shouting and bad language and at times the children are unable to play outside because of this. Noise also travels through open windows. The intermittent banging of the footballs against the metal fencing is also an irritating and intrusive noise.

The intensification of the use of the land, directly in front of their garden, will considerably worsen the existing situation and have an adverse impact on the enjoyment of the outside areas of their home as well as the first floor bedrooms. The family are concerned that the pitch may be used by school groups during the day on weekdays when the area is usually very peaceful. Introducing activity of this type would bring about a significant change to the character of the area and cause further harm to their amenity.

It is surprising that an acoustic survey has not been provided with the application submission.

The areas around the periphery of the site are frequently strewn with litter and broken glass and as the number of people using the facility increases, it is unfortunately likely that this nuisance will increase creating a further threat to wildlife and a general untidiness. The existing playing fields have been subject to vandalism with the boundary fence close to Longsight House having been broken and left in disrepair for some time. The general maintenance of the site is often poor with grass left to become overgrown, broken equipment abandoned, the presence of dangerous exposed manholes and general untidiness. In light of this, Mr and Mrs Quinn are rightly concerned about the upkeep of a larger facility being used by more people.



Litter and broken fencing to the northern boundary of the application site adjacent to the boundary with Longsight House



Overgrown vegetation and waste materials



Exposed manhole



Upturned equipment and damaged fence

At paragraph 5.14 of the Planning Statement it is stated that:-

“Due to the separation distance between the proposed pitch and the dwelling and the existing intervening screening we do not consider that the proposal would have any seriously detrimental effects upon the amenities of the occupiers of Longsight House”.

For the reasons stated above, this is wholly disputed.

Floodlights

The scheme involves the provision of 6 floodlights, mounted on 15m high masts, to the northern and southern perimeter of the pitch to enable play to continue until 10pm in the evening on Mondays to Saturdays and 8pm on Sundays.

The presence of the floodlights will bring significant artificial light pollution to what is currently a naturally dark landscape during the evening. This will bring about a dramatic change to the character and appearance of the area to the detriment of its visual amenity and the amenity of surrounding residents. The height at which the lamps will be set will mean they are highly noticeable from the surrounding area and bring about a change to the streetscene.

It is acknowledged that the existing pitch has the benefit of floodlighting. However, the location of the existing pitch is quite different, as well as the number (4) and height of the lighting columns (10m). Their impact is lessened by the pitch being largely screened from the public domain by trees. The pitch is also located well away from private dwellings.

The proposed lighting is considered inappropriate within the open countryside and as such is contrary to the provisions of Local Plan policy DME2, which seeks to protect important landscapes, and also policy DMG1 which considers design, amenity and the environment .

Impact on Ecology

Mr and Mrs Quinn have serious concerns regarding the impact of the proposed development, and the intensification of the use of the site that this will bring, on the ecology of the area. The belt of mature trees to the southern part of the garden of Longsight House is a haven for wildlife, many of which are protected species. The habitat is ideal for a myriad of mammals, birds and insects. Deer, bats and owls are all regularly sighted within the garden of Longsight House, particularly to the southern area of the garden, which will be a few short metres away from the proposed pitch. Bats often enter Longsight House accidentally through open windows during the evening, as the photographs below show. A bat survey of the house itself has been carried out and confirms that bats are not roosting within the house, only using the trees for foraging, etc. Mrs Quinn has also recently discovered what is believed to be a badger sett and there are also Swifts nesting under the eaves of the house. The hunting habitat of swifts is usually in open areas such as meadows, open woodlands and grasslands. They hunt in the air, flying after their prey and snatching it straight out of the air. The introduction of high fencing and floodlights is likely to discourage this activity.



Deer



Bat rescued from inside the house



Suspected badger sett



Swift nest

Whilst the proposed development will not physically encroach into the area of woodland, its close proximity to it is highly likely to have an adverse impact on the attractiveness of the area to wildlife by virtue of noise and disturbance from footballs banging against the metal fencing, shouting and whistles during matches and from the light emanating from the proposed 15m high floodlighting columns, three of which will be located along the northern perimeter of the football pitch. This is considered completely unacceptable.

Local Plan policy DME3 – Site and Species Protection and Conservation – states that development proposals that are likely to adversely affect, amongst other things, wildlife species protected by law and any acknowledged nature conservation of sites or species, will not be granted planning permission. It is also expected that applicants consider ways to enhance biodiversity through the scheme; this proposal serves to achieve quite the opposite.

Policy DMB3 also states that the proposal must take into account any nature conservation impacts using suitable survey information. The applicant has failed to submit a preliminary ecology report or put forward any suitable mitigation measures. Before the application can

be decided, it is strongly urged that such a report be provided by the applicant to enable a full assessment of the likely impact of the proposals on the ecology of the area.

Drainage and Flooding

The information submitted with the planning application does not adequately address the drainage and flooding issues surrounding the existing operations at the site or those that would result from the proposed development.

Mr and Mrs Quinn, along with their close neighbours, have experienced severe episodes of surface water flooding during periods of wet weather. The photographs below show the situation where Dewhurst road meets the A59 where the water has flowed past the rear of the existing pitches. The flooding has arisen since the existing 3G pitch was provided and following drainage works that were carried out beneath the grassed area. Paragraph 4.5 of the Planning Statement in fact refers to the proposed all-weather pitch being playable all year round and '*avoiding games being cancelled due to a waterlogged pitch*'. This is a clear admission that flooding is an ongoing problem.



Dewhurst Road following heavy rainfall

Whilst drainage measures were included within the application for the existing football pitch to the west of the application site, these do not appear to have been implemented effectively. This leads to water being discharged directly into a trench running along the southern boundary of Mr and Mrs Quinn's land. The introduction of the large expanse of all weather pitch proposed, without adequate measures being put in place, will exacerbate the existing

problems to the detriment of the amenity of the occupants of Longsight House and their neighbours.

Mr and Mrs Quinn were alarmed to see that the applicant proposes to rely upon the existing 'soakaway' drainage for the proposed development. As this situation is inadequate to meet the demands of the existing situation, there is no possibility that the current drainage system will be able to cope with the surface water run-off following the extensive 3G pitch proposal the subject of this application.

In addition, the extent of the flood water often flows onto the nearby Longsight Road (A59); a main highway which carries traffic travelling at speed. This poses a significant risk to road users in wet conditions and a threat to highway safety.



Longsight Road (A59) following heavy rainfall

Mrs Quinn has already contacted Lancashire County Council regarding the flooding problems and provided a copy of the above photographs, and more besides, highlighting the existing problems and concerns that the proposed development will lead to further harmful effects.

Development Management Policy DME6 of the Ribble Valley Local Plan states that:-

"Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere".

The policy goes on to state:-

"Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to....."

3. Reducing the risk of surface water flooding (for example the use of sustainable drainage system (SUDS))."

It is a requirement that all planning applications for development should include details for surface water drainage and means of disposal based on sustainable drainage principles.

For the reasons stated above, the applicant has failed to provide sufficient information to address the impact of the proposed development on water management of the area and as such the proposed development is contrary to the provisions of Local Plan policy DME6.

Traffic Generation

The applicant states that the existing access to the car park is 'adequate and safe' and considered capable of serving an additional 29 spaces. The increased parking provision indicates that a significant number of vehicle movements are expected each day, particularly at peak times. In turn, this confirms the substantial increase in overall levels of activity at the site.

Dewhurst Road is also used by local traffic accessing The Sanctuary of Healing, Kemple View and Conkers Day Nursery.

For a development of this nature and location it is considered necessary for the applicant to provide a Travel Plan to enable an accurate assessment of the impact of the proposed development on the surrounding highway network.

Strategic Considerations

Local Plan policy DMG2 sets out how development should support the spatial vision for the Borough. Development outside defined settlement areas must demonstrate that at least one of several criteria are met:-

1. Is the development essential to the local economy or social wellbeing of the area;
2. Is the development needed for the purposes of forestry or agriculture;
3. Is the development for local needs housing which meets an identified need and is secured as such;
4. Is the development for small scale tourism or recreational development appropriate to a rural area;

5. Is the development for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated;
6. Is the development compatible with the enterprise zone designation

Criteria 2, 3 and 6 are not relevant. The proposed development, whilst of recreational benefit to a small number of people from the wider area, cannot be deemed essential to the local economy or the social wellbeing of the area. Indeed, it can be argued that in terms of social wellbeing the proposal will have the opposite effect. There is no solid evidence provided within the planning application submission that there is a local need for the 3G pitch, particularly as there has recently been significant investment in similar facilities only several miles away in Clitheroe. Whilst the principle of the recreational use within a rural area may be acceptable in some cases, the scale, siting, design, lighting and use of materials of the proposed development are not suited to a rural location. For this reason, the proposed development is not in accordance with the provisions of Local Plan policy DMG2.

Conclusion

The proposed development would lead to an intensification of the use of the site above and beyond what is acceptable within the open countryside location. The impact on the visual amenity of the landscape and on the amenity of nearby residents, particularly the occupiers of Longsight House, is unacceptable and contrary to local and national planning policies. The development will lead to the loss of an important public open space and will have an adverse impact on the ecology of the area.

The applicant has failed to provide sufficient information in order to assess flood risk or the impact on the ecology.

For the reasons stated above, the application should be refused.

Mr and Mrs Quinn would be happy to provide any additional information to assist with your assessment of the application. As part of this, they would be happy for you to assess the site from within the curtilage of Longsight House. Please contact me if you wish to do so.

Finally, please could you advise if the application is to be decided under delegated powers or be considered by the Planning Committee.

Yours sincerely



CAROLINE TAMWORTH

LE

Application 3/2020/0315

Langho Sports and Social Club Dewhurst Road Langho BB6 8AF

I object to the planning application to construct an all-weather football pitch with boundary fencing and floodlights and an extension of the existing car park.

My objection is based on the following grounds:

1. It is not in keeping with the general surroundings of the area
2. It will not benefit the local economy
3. It will increase traffic congestion in the area
4. It will have an adverse impact on the local environment and wildlife
5. It will increase noise, light pollution, and litter
6. It will deny local residents access to a much-used recreation and exercise facility

It is disappointing that the Club has not engaged with residents about its plans. This demonstrates a lack of respect and courtesy for the community. Whilst disappointing it is not surprising as this follows closely on the heels of a previous incident in which the Club erected notices on the playing field informing residents that the field was closed because of Coronavirus (COVID-19) pandemic and was not to be used. The notices were later removed, and the Club apologised to residents.

It is not in keeping with the general surroundings of the area

The area is a residential housing estate that was developed in sympathy with its rural location. The estate is open plan with local covenants that restrict the erection of hard boundaries so that the open plan nature of the estate is maintained. The existing playing field is an important feature of the estate that contributes to its overall look and feel. The proposed construction will create a hard feature which will adversely change the look and feel of the estate considerably.

It will deny local residents access to a much-used recreation and exercise facility

The existing playing field is commonly used by residents for exercise and recreation. The estate is remote from the main Langho conurbation and the playing field is the only open public space in the area that is suitable for this purpose. This was particularly important recently when, because of the COVID-19 lockdown, residents were not able to travel outside of the area. The playing field is an important part of the local community and should remain open and accessible to all residents at all times.

It will not benefit the local economy

The proposed construction is not near enough to any other local businesses that will benefit. Visitors to the site will drive there and then leave without using any other local business.

It will increase traffic congestion in the area

The A59 is already an accident blackspot. The access road into the estate was designed to service the residential houses. If this construction is allowed to go ahead, then traffic into and out of the estate will increase which will increase the risk of more accidents, congestion and pollution.

The Club already must remind visitors to park on the car park. It is not uncommon at weekends for visitors to park their cars on the side of the access road which results in traffic chaos in the area.

It will have an adverse impact on the local environment and wildlife

Bats and swifts, amongst other wildlife, exist in the area and use the playing field for food. This construction will disrupt this activity and have an adverse impact on the local environment and wildlife.

It will increase noise, light pollution, and litter

The Club is clear that if this construction goes ahead usage of the facility will increase. This will increase pollution in the area damaging the environment and disrupting the local wildlife.

It is not uncommon for residents to be seen collecting plastic water bottles and fast food wrappers that have been discarded after the playing field has been used. With increased usage of the facility, then the litter will only increase.

The planning application states that the existing trees provide natural screening for the floodlights. It is arguable whether this is the case in summer. It certainly will not be the case in winter when trees are leafless at a time in the year when the floodlights will be in most use.

[REDACTED]

25 The Rydings

Langho

BB6 8BQ

LE
Sharon Craig

From: [REDACTED]
Sent: 01 July 2020 15:15
To: Planning
Subject: Planning App 3/2020/0315

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

Please find my objections to the above planning application in the respect of the following:

Increase in traffic on the Rhydings, the Dales and Dewhurst Road. These always become gridlocked when several teams are playing with people parking on the roads and blocking access. I don't feel that the increase in parking spaces would lessen this and I propose that Double yellow lines and possible speed ramps are installed. We already hear an considerable amount of noise from the 3G pitch that is currently in place with an increased amount of litter being left all the time. My concern for noise is that it will increase with the building of additional 3G pitches from both traffic, possible juvenile behaviour and people able to be in the area until after 10pm. Another concern is the wildlife in the area that will be hugely impacted by this development and many of which, I believe are protected species.

Many thanks

[REDACTED]
2 Dewhurst Road
Langho
BB6 8AF



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79 The Rydings
Langho
Blackburn
Lancashire
BB6 8BQ

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Sent via email to planning@ribblevalley.gov.uk

01/07/2020

Dear Sir,

Re: Application 3/2020/0315

I write to object to the application for the construction of an all-weather football pitch with boundary fencing and floodlights and an extension of existing car park.

This development would have a considerable impact on the local area, as you have to pass the playing field to get to the houses surrounding the Rydings, as well as other properties, including the Santury of Healing and the Nursery, and will impair the enjoyment of the area by residents and visitors.

The look of the Rydings will be drastically impacted, as the open field will be fenced in with high fencing, this will be very visible, as the pitch is going to be immediately in front of you when you drive onto The Rydings. The 6-metre-high plastic covered steel mesh fencing will not improve the look of the area.

The proposed 15-metre-high floodlights will both be unsightly and also an additional light pollution to the area, causing a disturbance to the local wildlife.

The area is currently open playing fields and is when it is not in use by the football club, it is regularly used by residents including both adults and children for playing games and exercising. If the development is completed, this is going to be hampered, as the pitch will be fenced off and locked when not in use by the football club. This will be a great loss to the community.

In addition, I note that the plans allow for the football pitch to be used until 10pm in the evening, the area is adjacent to a residential area with a lot of young children, the additional noise from the football pitch until 10pm could be a nuisance to the neighbouring properties.

The development needs to consider the drainage of the local area, as when it rains there is a significant amount of surface water that floods the adjacent A59, this flows down the unadopted road that the football club uses to access the pitch and their clubhouse. The conversion to an artificial surface could have a detrimental effect on the drainage in the area, causing more flooding to the local area including the A59.

On reviewing the application, I note that the applicant has not completed a Bio Diversity Survey. I have witnessed bats in the area and as such, I would expect that this should be completed to ensure that these species are protected.

Overall, I object to the proposed development, as whilst the football club is an important facility for the adults and children involved in it, this development is not in the character of the surrounding area and will affect the area as discussed above.

Yours faithfully,

A large, irregular black redaction mark covering the signature and name of the sender. Below it are two horizontal black redaction bars.

Sharon Craig

LE

From: [REDACTED]
Sent: 02 July 2020 20:14
To: Planning; Laura Eastwood
Subject: Ref 3/2020/0315 - Planning Objection (Langho Sports & Social Club)

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: [REDACTED]
Address: 7 The Dales, Langho, Blackburn, BB6 8BW

2nd July 2020

Ref No: 3/2020/0315
Development: Langho Sports and Social Club

FAO Laura Eastwood (RVBC)

I wish to object to the above application. I live adjacent to the proposed development and my grounds for objection are:

1. Impact on the visual appearance of the estate, there will be ugly fences as opposed to open playing fields surrounded by trees.
2. Loss of a large recreational area which historically was meant for everyone's use, especially children.
3. Effect on the local drainage and possible increase flooding of local roads, especially the A59, due to the size of the construction.
4. Extensive ground work, the playing field is on an incline and the ground will have to be leveled to allow for construction of the new pitch.
5. Possible loss of a public footpath (or restricted access) down the left hand side of the new facility, leading off from the carpark.
6. The external boundary of the playing field is used by walkers and runners - this may not be possible if the land around the new facility is not maintained.
7. The use of a non-adopted road as the only means of access:
 - o This road is already in a poor state of repair with many potholes.
 - o Additional traffic will lead to further deterioration of the road surface.
 - o The road is narrow and of insufficient width to allow two way traffic at the same time.
 - o There is no footpath or lighting on the approach road.
 - o This makes it particularly dangerous for anyone wanting to use the facility, especially after dark.
8. Extra traffic close to the carpark entrance will cause conflict to other local road users.
9. There will be increased traffic on roads leading to Dewhurst Road, The Dales and Rydings, especially when other businesses in the area close for the day or change shifts.
10. There will be a significant impact on biodiversity as a result of loss of grassland / the construction of a high wire fence / and the introduction of floodlighting.
11. There are protected species in the area, i.e. bats, owls and swifts - BUT the planning application does not recognise this.
12. The planning application does not believe the hours of opening are relevant, potentially opening early in the morning until late at night.
13. Use of the facility, especially at night, will have a detrimental effect on both residents and wildlife alike.
14. There will be significant light pollution for local residents - this could also attract rowdy individuals / groups from outside the area who are not necessarily using or associated with the facility.

15. There will be increased noise levels from individuals using the facilities, which would affect both residents and wildlife alike, especially at night.
16. Under normal circumstances the noise level in the area is very low.

Kind Regards

[Redacted Signature]

[REDACTED]
The Lodge
Longsight Road
Langho
Blackburn
BB6 8AD

FAO Laura Eastwood
Council Offices
Church Walk
Clitheroe
BB7 2RA

RECEIVED BY
CHIEF EXECUTIVE

02 JUL 2020

FAO	
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Photos:
Included with
this.

25th June 2020

For the attention of Laura Eastwood

Dear Madam

Reference:

PLANNING APPLICATION NO 3/2020/0315

APPLICANT Mr M Ellison

GRID REF 369072 434193

PROPOSAL Proposed construction of an all-weather football pitch with boundary fencing and floodlights and an extension of existing car park.

LOCATION Langho sports and Social Club Dewhurst Road, Langho BB6 8AF

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the above re development for the following reasons.

FLOODING

At the Lodge, we are already in discussions with Adrian Harper (Ribble Valley Borough Council) about the floods and drainage around Dewhurst Road and Longsight Road. I would like you to refer to photographs enclosed which confirms the existing issues that we have with the drainage currently.

The water disperses from the football pitch and Dewhurst road, down to our property -The Lodge Longsight Road Langho (For your referral I have enclosed a drawing to determine location of our property A) onto the A59 Longsight road. This happens frequently when it rains and causes the A59 to flood, stop traffic, causes vehicles to break down and is extremely dangerous. (b)

Chris Dunderdale, Flood Risk Management at Lancashire County Council has been informed of the issues and the matter is currently being looked into by Lancashire County Council to investigate the Flooding.

The pictures (c) identify the severity and the amount of the water that comes from the football pitch and Dewhurst road and stays at the bottom of the Lane, outside The Lodges property. To prevent flooding in our property we have had to pump the water away and use what we can to stop the water getting into the house (sand bags). The Fire brigade have been out twice to our property to pump the water and prevent the lodge from flooding.

Longsight House has had to put a dyke in their garden that runs the full length of the pitch which is situated behind the fence adjacent to the football pitch, to try and reduce the amount of water that comes from the pitch whenever it rains.

In the current planning application (11. Assessment of flood risk) they are proposing to use the soak away (D). This currently drains into 'Park brook' (according to their original plans 3/2012/0225-evidence attached e) which is situated near Dinckley (See attached f) given the evidence that I have enclosed I believe that the 'existing soakaway' that Langho Football club are proposing to use for the drainage for the new development is non-existent and clearly not working and a redevelopment of 8000m² for four other pitches would cause more flooding's at my property which could in time cause fatality accidents on the A59 as there will be too much water to drain, without sufficient drainage currently. (Refer to photo g)

ENVIRONMENT

We live in a very rural area and are blessed to have the opportunity to witness our incredible wildlife. We have wildlife animals around the vicinity, bats live within 100 metres of the football pitch and this new development will not protect our endangered species but drive them away. We currently have the pleasure of having Badgers, deer, pheasant, and bats. Please see photo of a badger sett that we have down our lane. (h) If the badgers are disturbed then sadly it may force them out of their sett and potential run the risk of them not breeding as a result.

Loud noises can be used to repel bats, and the sound of an additional 4 football pitches and players shouting will certainly disturb our friendly neighbours and not use the beautiful greenery we have around the surrounding area. The floodlights will also be used as a deterrent for the badgers as they also do not like noises and bright lighting.

FLOOD LIGHTS& NOISE

The Flood lights and noise that the 4 additional football pitches will bring will be a 'nuisance' to the neighbourhood. You will constantly hear the ball being hit against the fence & players shouting at one another.

In relation to the floodlights, the existing ones are visible from our property which are currently 10m high, with a canopy of surrounding trees. Proposing to erect 6 more lights at 15m high with no canopies, will be shining directly towards our property, which will not be appropriate when I have the children's bedrooms facing the pitches, at the moment there is a lot of greenery (summer months), but when the trees are bare during the winter months and nights are dark earlier - the lights will become an issue for our visibility.

They plan to operate the pitches seven days a week till 10pm at night, and letting schools use the facilities during the day. According to the World Health Organisation report, guidelines stipulate that noise level should generally be less than 55 db to avoid serious annoyance during the day or during evening periods. It is anticipated that even with an acoustic fence -which is not being used, the noise level could be up to 72db, and therefore would exceed the guidance. This would be a nuisance and a disturbance and therefore would have an impact on the enjoyment on my land.

In my opinion the proposed development would attract youths to the club. They would congregate around the surrounding area after the hours which would lead to anti-social behaviour. It does not seem reasonable for the estate residents to suffer from that when the majority of the residents are families with young children and retired couples that have moved to a rural area, for a quieter lifestyle.

TRAFFIC

The redevelopment will have a huge impact on the traffic around vicinity, which is worrying when Conkers Day nursery go out weekly to the Langho Football Car Park and use the Mobile Library. I will be reluctant to let my son go if the traffic is too busy, as there is no pedestrian footpath and the road is not well lit.

Dewhurst Road is poorly maintained (unadopted road) with several pot holes, Ribble Valley do not have a duty of care to maintain this road, and therefore the potholes and gullies never get emptied or fixed. With more vehicular traffic- this will have an impact on the condition of the road surface and in time could cause accidents for pedestrians on the poor lit road during the winter months.

OTHER ISSUES

Currently Langho football club have Male and Female WC with 2 toilets and a single changing room. To accommodate the proposed development, they would need to accommodate 72 people per hour. The current facilities in the Club house are not big enough to cater for the potential patrons using these existing facilities. Langho Football club also have use of another football pitch that they could move the development to, which is adjacent to Northcote Manor, this is not surrounded by a housing estate, does not have any issues with flooding and would be the better solution to still bring in revenue -as this is the main reason for the development and not a benefit to the local community.

COVENANTS RESTRICTIONS

It is my understanding that Langho Football Club is Leasehold and it leased to the club on a 30 year lease from Ribble Valley Borough Council (7 Aug 2013).

There is reference to a restrictive covenant in the transfer dated 11th Feb 1194 which I suspect will be a document that may contain a restriction for the land to remain as an open public space, but given the notice of the objection deadline, I would need time to receive a copy of this deed to check.


I have also an agreement dated 14th June 1990 between Ribble Valley Borough Council and Kilncross Ltd, under section 52 of the Town and Country Planning Act 1971, relating to Land and Property known as Langho Centre, Longsight Road Langho, H(iv) 'to make available the sports ground and associated facilities for use by the public at all reasonable times and reasonable cost' surely erecting a fence around the perimeter would not make it available for the public. I have sent copies of this agreement to the residents on the estate that are objecting to the proposed development and have enclosed a copy for your referral.

I would like you to consider the above points when deciding if this development is a good idea for the rural community that we currently live in.

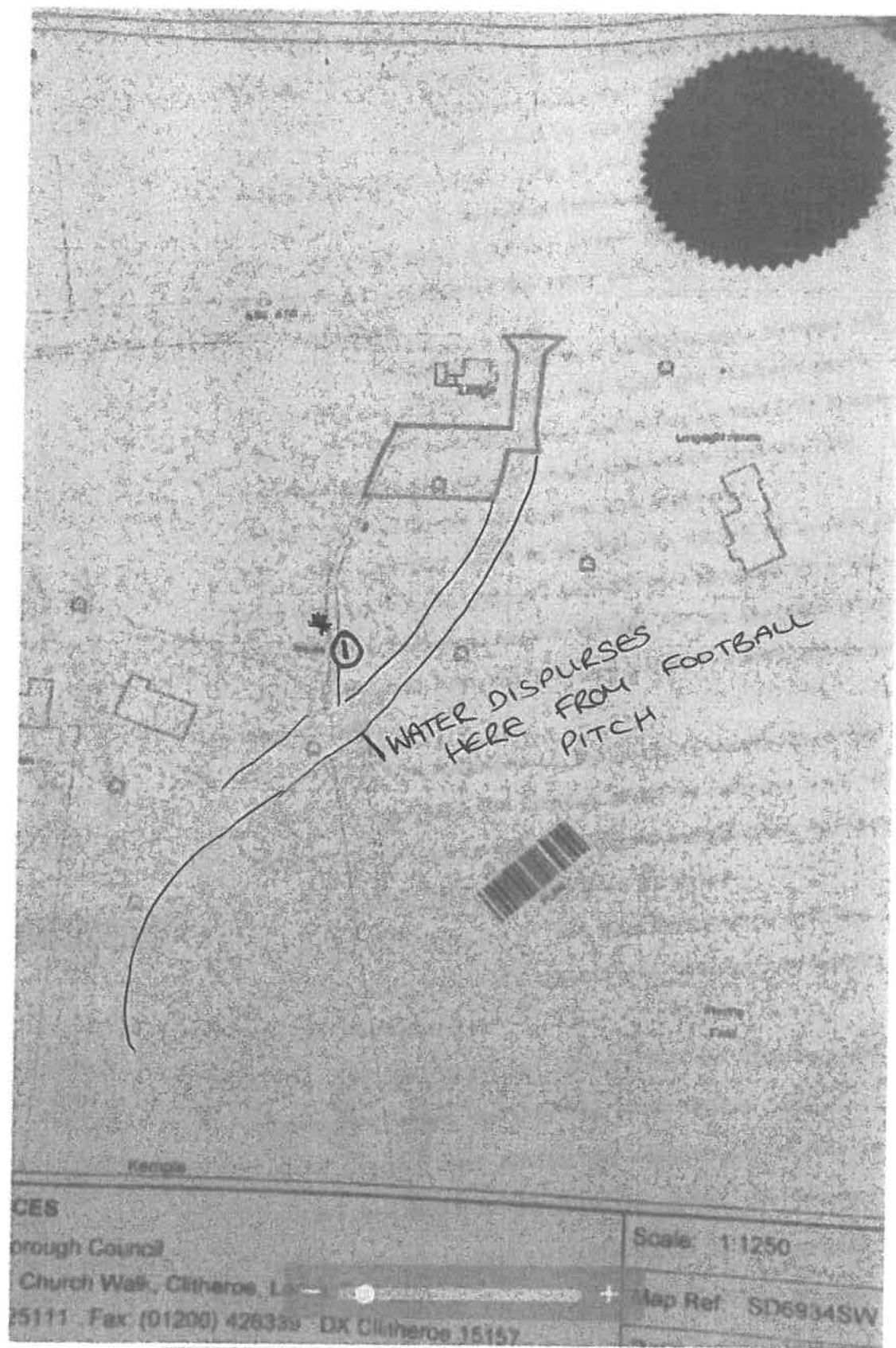
If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

We will look forward to hearing from you

Yours faithfully,

A large, dark, irregular blacked-out area redacting the signature of the sender.

A



WHERE THE
WATER DISP
URSES.

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No ☒

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No ☒

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway ☒

☐ Main sewer

☐ Pond/lake

(e)

320120225P

5.7.2 These towers are significantly smaller than those used in full size pitches, which generally measure 18m in height. Given these shorter towers and the context of the site, which is surrounded by mature trees ideal for screening, the potential for light spillage outside of the extent of the pitch area will be greatly reduced.

5.7.3 Floodlighting levels will meet the minimum standards as laid out by the FA and Sport England for small sided football and club competition standards amongst all weather pitch developments. For training purposes this will be 120 Lux.

5.8 Utilities and Drainage

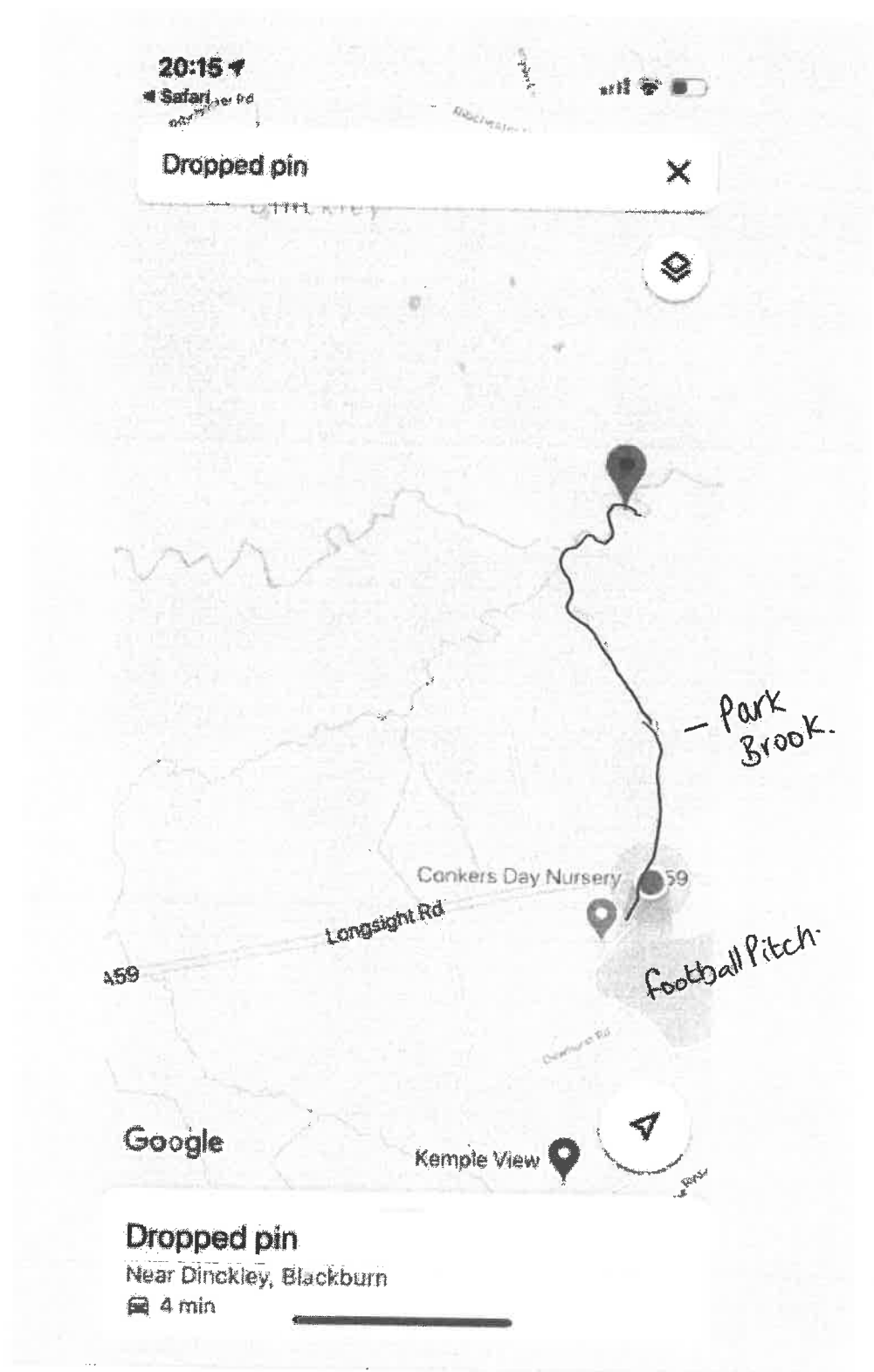
5.8.1 The drainage system for the site will be a soak-away attenuation system. This is designed to prevent flooding by making sure excess water does not build up within the sub base of the pitch, and filtrates at a rate that will maintain the structural integrity of the pitch and will allow for natural soak away.

5.8.2 A carrier drain is to be installed to the east of the pitch which will connect into an existing drainage system. A manhole already exists on site for the system which eventually discharges into Park Brook. An initial enquire to the Environment Agency suggests that there is no issue with the proposed arrangement. *

5.8.3 The necessary cables for the lighting system will be located along the route of the footpath. The channel will be dug out by hand in order to prevent any damage to the tree root system. The position and arrangements for utilities and drainage are shown on the enclosed plans.

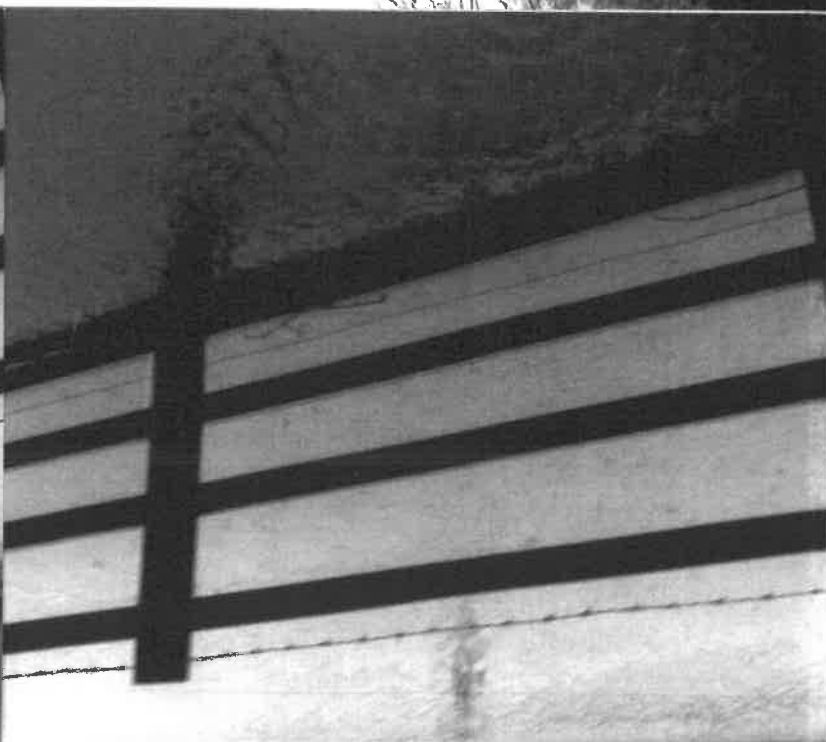
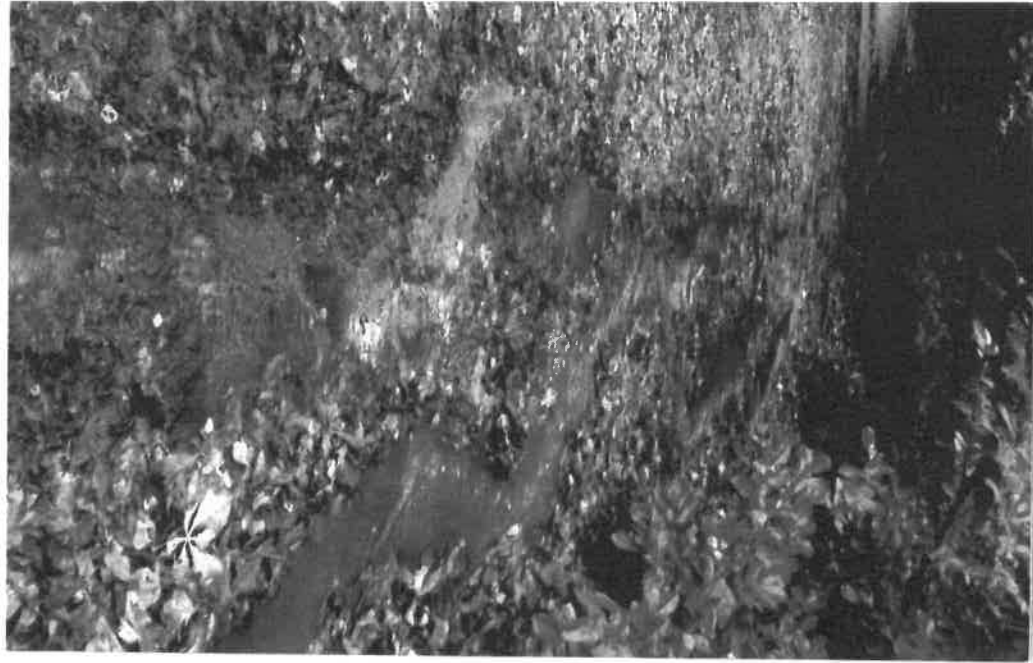
6.0 PLANNING POLICY CONTEXT

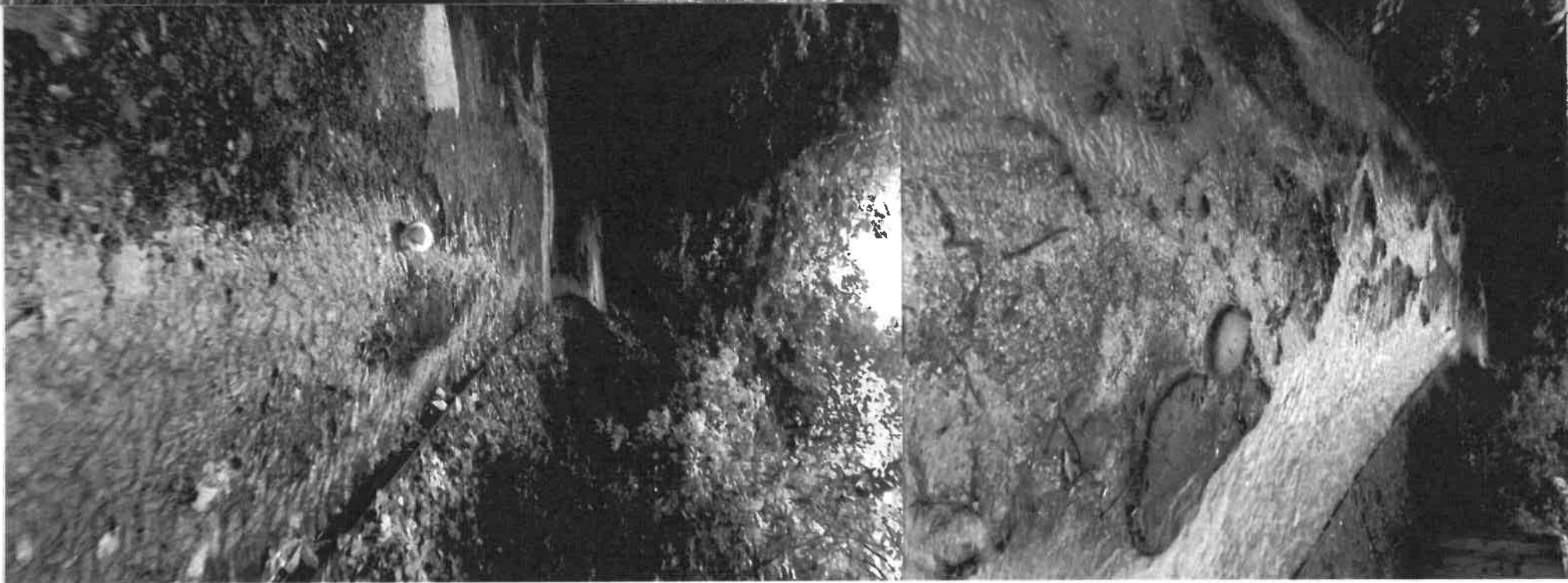
6.1 It is considered that the following policies form material considerations in the determination for this application for the construction of an all-weather football pitch with associated floodlighting and seating.



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(P)





ATED 23.1 April 1990

KIRKLE VALLEY BOROUGH COUNCIL
- and -
THE ROYAL BANK OF SCOTLAND PLC
- and -
KILNCROSS LIMITED

under Section 52 of the
Town and Country Planning Act 1971
relating to land and property known as
Langho Centre, Langsight Road,
Langho, Blackburn, Lancashire

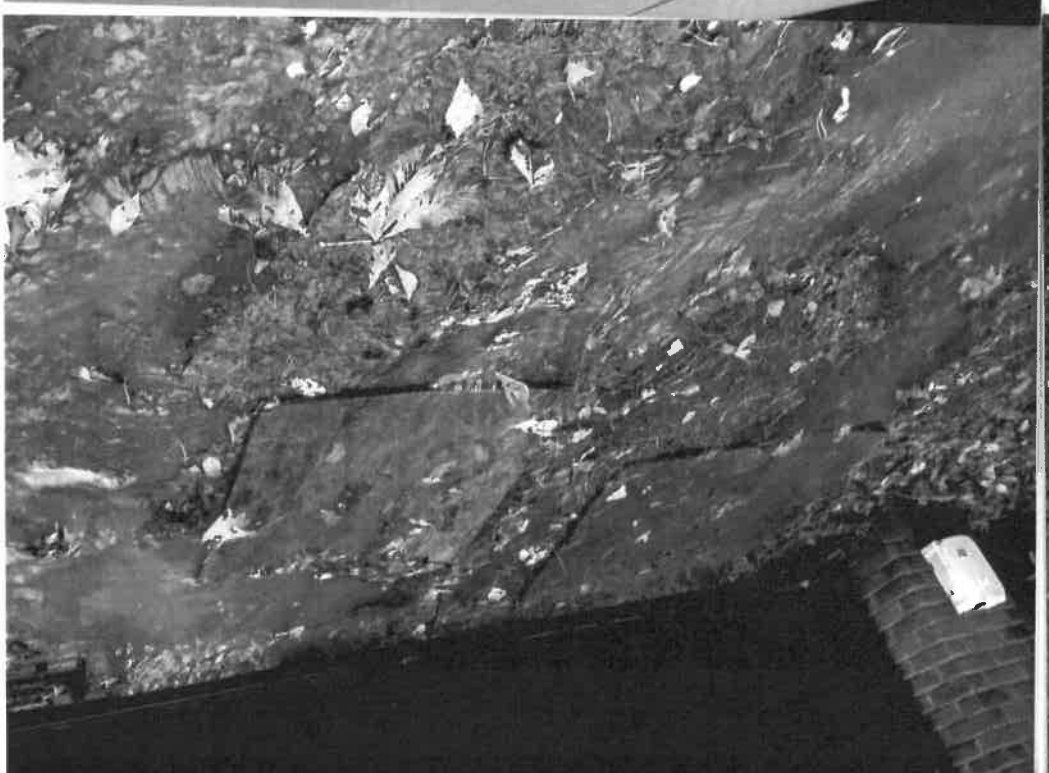
PF JINSON LIA
Legal and Administration Manager
Ribble Valley Borough Council
CLITHEROE

10081893

PLC/ITE/

Mr. Alexander Tatham, Solicitor, Manchester, kindly sends his
thanks for the copy of the original document.

Mr. Alexander Tatham



prior to the construction of the said handicapped unit for the treatment of accommodating such physically handicapped associated car parking and landscaping within three years of the commencement of the said project and beneficiaries sent to complete the nursing homes at Kenton Jassam (in Element and beneficiaries to construct within two years from the date of this Agreement a sports ground pavilion in accordance with planning permission 3/39/0369/F dated the Twenty seventh day of February One thousand nine hundred and ninety eight to construct within two years from the date of this Agreement a car parking area for the sports ground pavilion in accordance with a detailed agreed to be submitted to the Council for planning permission to submit to the Council a detailed plan for the sports ground and associated facilities and "reover thereafter to maintain the same in accordance with such maintenance plan within two years from the date of the granting of detailed planning permission for the development to which it relates the sports ground and associated facilities for use by the public at all reasonable times and at a reasonable cost (such cost to be of a similar amount to those charged for the use of

[illegible]

-this official copy is incomplete without the preceding notes page.

