

Ribble Valley Borough Council
Planning Department
Council Office
Church Walk
Clitheroe
BB7 2RA

FAO Laura Eastwood

17 October 2023

Dear Sirs

RE: Application 03/2023/0664

We are writing to lodge our strong objection against the planning application above being given consent on the following grounds:

1. [REDACTED]
[REDACTED] All the residents on the Rydings have the right to full use of the field for their leisure / recreational purposes.

Installing any type of commercial / permanent dug out is going against the terms of this covenant [REDACTED] Applying to build a permanent structure on this field, is not only breaching [REDACTED] but alluring to the clubs plans to increase use of the field. We are already growing concerned at the increase of commercial advertising around this field.

Langho football club are fully aware of the covenant the Rydings hold on this land. In 2020 the Club made an application for a commercial all weather fenced pitch with flood lights. The covenant was brought to the councils attention and the application was declined.

We are concerned this application shows disregard for the covenant the Rydings hold on this land and what the land is actually intended for. I feel the football club are trying to become a commercial business and trying to bypass the rules of this covenant.

2. We are also very concerned about the effect on the biodiversity of the wildlife in this area. The planning application does not contain an **Ecological Appraisal Survey** as RVBC will be aware they

are bound by legislation Section 40 **The National Environment and Rural Communities Act 2006** which states that *“every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*.

a. **SWIFTS** use this field for feeding. As you should be aware Swifts are in decline in Britain, by 53% since 1995 as reported by the British Trust for Ornithology in 2019. Main reason being given is the loss of habitat. Swifts are fully protected under **UK and EC laws** making it illegal to kill, harm them, damage their nests or habitat. By installing these permanent structures would not only cause a great deal of disruption but could also impact the population moving forward.

b. **BARN OWLS** also use this field for feeding, they are considered endangered due to environment changes and loss of food.

TAWNEY OWLS also use this field to feed.

c. **BATS** live and feed around this field. Bats are protected under UK Law, the **Conservation of Habitats and Species regulations (2017)** which states “it makes it unlawful to kill, capture, injure or take a wild bat, **to disturb a bat, or to damage or destroy a place used by a bat for breeding or resting (even if the bats are not there at the time)**. Also **Wildlife and Countryside Act 1981**, which states bats receive protection from obstruction of, and disturbance at, a place of shelter or protection.

The Applicant has stated on their application **NO** to question “Protected and priority species”. The Applicant has failed to consider a Biodiversity Survey to consider the impact of 2 large brick built dug outs. I'm concerned about the increase in noise intrusion a permanent structure would create, encouraging more people to use. The impact on the Swifts, bats and owls and other animals that frequent this field like badgers and deer .

3. I am extremely concerned about the level of noise we will be subjected to due to increase in traffic, particularly if use increases in the evenings.

4. We are also concerned about the increased levels of traffic entering / leaving The Dales. [REDACTED] [REDACTED] have experienced a lot of near misses from traffic exiting The Dales. The road out of our estate to the A59 has a pinch point, with increased traffic this brings higher risks of accidents. This also includes injury to horses that use this road, children, walkers and dogs.

We have previously had issues where football club visitors park on our main road going out of the estate as the club's car park is insufficient. This has made it extremely dangerous when leaving or entering the estate. [REDACTED] when leaving the estate because I was forced onto the wrong side of the road.

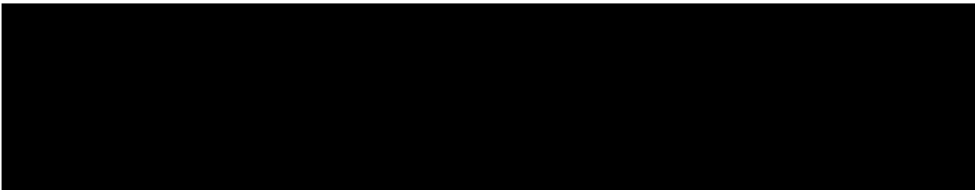
Building permanent structures shows intention to increase use. Parking at the club is not sufficient and parking on the Rydings road is dangerous for car driver, horses, children and dogs.

The road to the club car park is unmaintained and currently is very pot holed. Increased traffic could cause additional deterioration to this road and damage to cars visiting the Sanctuary or Conkers Nursery.

The Club has not obtained consent from holders of the covenant The Rydings to change use of this field.

On all of the above grounds we feel that the planning application should be denied.

Yours sincerely

A large black rectangular redaction box covering the signature and any accompanying text.