

Ribble Valley BC

FAO: Lyndsey Hayes

By email only

3rd February 2025

Application Reference: 3/2024/1027

Site: KESTOR LANE RECREATION GROUND, PARK VIEW FLEET STREET, LONGRIDGE PR3 3ED

Proposal: Discharge of conditions 3 (construction method statement) and 4 (details of contractor's compound), 5 (ball strike assessment) and 6 (separation fence) from planning permission 3/2024/0656

Sport England Reference: P A / 2 4 / N W / R V / 6 9 5 2 1

Thank you for consulting Sport England in respect of the details submitted under the above planning reference to discharge the above conditions of planning permission 3/2024/0656.

Sport England has assessed the submitted documents and has sought the advice of the Football Foundation and British Cycling in providing the following comments – new comments are provided in italics to assist you.

Condition 3 (construction method statement)

The submitted Site Management Plan sets out, in the form of an illustrative Google Earth extract, how the construction process and structures will be arranged. This includes the use of Heras Fencing on the touchline of one of the football pitches which the Football Foundation have advised will impede the 3m safety run off and borders the pitch itself which is a safety concern and prejudices the use of the pitch.

Your latest information explains that this is the preferred option for the Council to take and in view of the nil use of the pitch during this period. In order to agree that this is an appropriate method of temporary separation from the construction site, Sport England will need to understand where the teams will relocate during this period.

Therefore, the submitted information is not appropriate due to the impact on the delivery of football, to enable a recommendation to discharge the submission element of condition 3 at this time.

Condition 4 (details of contractor's compound)

Sport England are satisfied, with details set out in relation to potential pitch layouts and with the details contained in the Site Management Plan, that there will be minimal disruption to the playing field and its use for football.

Therefore, the submitted information is sufficient to discharge the submission element of condition 4 at this time. This is subject to the affected area of playing field will be reinstated to its current quality following the construction period.

Condition 5 (ball strike assessment)

The playing field is presently marked with two exclusive pitch areas which can be and are used simultaneously. The proposed overmarking of the pitches into one playing space means that two matches cannot be played concurrently and the club would suffer a loss of available provision at times required for use. Furthermore, the intensification of use on the one space is highly likely to impact on pitch quality much more, meaning that maintenance requirements and regularity would increase and quality of playing experience would likely decrease. The PP report undertaken in 2022 shows that pitch quality is already limited, with quality rated as basic - https://pitchpower.org.uk/gen/6692/DeSxbh1BluESUZgz-Zeu29m_gFO/pdf/1/.

No engagement has seemingly taken place with the club using the site to understand how this might practically impact on them using the site for football.

The ball trajectory assessment has been undertaken only on the basis of U11 use of the pitch area. The existing 9v9 pitch in its current position has sufficient space to be marked as a larger 11v11 pitch, able to accommodate U13-14 and U15-16 level play. Even with the pitch re-orientated as proposed, the ability to extend the playing area marked and used for older formats of play is still possible. Playing field is flexible space and should be used to adapt to the demands of the club and its uses. The ball trajectory model has not tested the prospect of ball trajectory risk from the likes of U15-16 11v11 play, or even adult 11v11 play which could be feasibly achieved in the space if the second pitch is proposed to be overmarked. This is evidenced by the previous pitch layout captured in the 2022 PP assessment, where the pitch was also previously marked north to south for adult football, before more recently in the last few seasons been reconfigured to reflect the needs of the user, which is for younger junior ages groups currently - https://pitchpower.org.uk/display/6692/DeSxbh1BluESUZgz-Zeu29m_gFQ/pdf/1.

Condition 6 (separation fence)

No objection to the submitted post and rail delineation fencing located at the edge of the pump track as shown on Drawings KLN90_1 Rev 1 and KLN08_3 Rev 3 which is sufficient to discharge the submission element of condition 6.

However, it should be noted that this forms a delineation only and does not offer ball strike protection which as stated above, has not been tested to the satisfaction of Sport England and the Football Foundation.

Conclusion

Therefore, in view of this Sport England **objects** to the submission elements of conditions 3 and 5 being discharged at this time.

Sport England **does not object to** the submission elements of conditions 4 and 6 being discharged. Condition 6 discharge is caveated with the above note.

Further submissions should be forwarded to planning.north@sportengland.org

Yours sincerely

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