

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2025/0996

**DECISION DATE:** 29 May 2026

**DATE RECEIVED:** 24/03/2026

**APPLICANT:**

Miss Lynne Egginton  
Wicksteed Leisure Ltd  
Digby Street  
Kettering  
Northamptonshire  
NN16 8YJ

**AGENT:**

**DEVELOPMENT PROPOSED:** Proposed supply and installation of play equipment, forming a new play area - supply and installation of associated surfacing using wet pour safety surfacing and grass matting.

**AT:** Public Play Area Edisford Park Pig Hill Clitheroe BB7 3LJ

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition.

Plans

Amended Location Plan scale 1:1250 received 20 April 2026  
Amended Proposed Site Plan scale 1:500 received 19 May 2026  
Proposed Elevations drawing ref: 1271493 Ribble Valley BC  
Amended Proposed Equipment Details scale 1:150 received 19 May 2026

Documents

Amended Pennine Ecology Biodiversity Net Gain Assessment May 2026  
Materials Schedule received 19 May 2026

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The development shall be implemented in accordance with the hard surfacing details provided within the document named 'Ribble Valley Borough Council – Materials Schedule' received 19 May 2026.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

4. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at 5 of the Notes Section) and implemented in accordance with the approved details. The Biodiversity Gain Plan shall be prepared in accordance with the submitted Amended Biodiversity Net Gain Assessment by Pennine Ecological dated May 2026.

REASON: To ensure the development delivers a net gain off site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees within influencing distance of the proposed destination play area shall be protected in accordance with BS5837 2012 [Trees in Relation to Demolition, Design & Construction] this includes all trees within influencing distance of the foot print of any proposed equipment and access paths specifically the two mature sycamore and four cherry trees growing within influencing distance to the proposed access proposed path running on a north /south west trajectory from the proposed access point from Edisford Road. The RPA [root protection area] shall be a minimum of a 12m RPA measured from centre of the main stem of any said tree in accordance with BS5837.

The tree protection details shall be submitted to and inspected and agreed in writing by the Council's Countryside Officer prior to any site works commencing, along with a tree protection monitoring schedule.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

For the avoidance of doubt no tree felling or pruning works are authorised as part of the granting of this planning permission.

REASON: In order to ensure that nearby trees of amenity value are afforded appropriate protection from the potential adverse effects of development.

6. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

7. No external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area or wildlife.

#### **Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;

- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

#### Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.