

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2026/0295

DECISION DATE: 17 September 2026

DATE RECEIVED: 22/04/2026

APPLICANT:

Mr Mark Beveridge
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

AGENT:

Mr Oliver Gadsby
Labosport Ltd
Unit 3
Aerial Way
Nottingham
NG12 6DW

DEVELOPMENT PROPOSED: Proposed synthetic turf pitch including fencing, spectator areas, storage areas and floodlighting.

AT: Brian Holden Memorial Playing Field Mardale Road Longridge PR3 3EU

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 therein received by the Local Planning Authority unless prohibited by any other condition.

Amended Location Plan drawing ref: 25-0628(G-234211) 01 Version 02 received 3 July 2026

Amended Proposed Site Plan drawing ref: 25-0628(G-234211) 02 Version 3 received 3 July 2026

Amended Pitch Layout drawing ref: 25-0628(G-234211) 03 Version 3 received 3 July 2026

Amended Proposed Elevations drawing ref: 25-0628(G-234211) 05 Version 02 received 16 June 2026

3. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a District Level Licence for Great Crested Newts has been submitted to and obtained from Natural England.

A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The development shall be implemented in accordance with the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

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 in the Notes Section) and implemented in accordance with the approved details.

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 the first use of the development hereby approved, details of secure, covered cycle storage, showing storage for at least 7 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be implemented in accordance with the approved scheme and thereafter retained.

REASON: To support sustainable travel.

6. Notwithstanding the submitted details, prior to any above ground works, a landscape/habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape shall thereafter be managed and maintained in accordance with the approved plan.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement in accordance with Policy DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

7. (a) Prior to any above ground works, a specification of and a plan showing the location of a minimum of two bird boxes to be installed on mature trees on land within the blue line boundary on drawing ref: 25-0628(G-234211) 01 Version 02 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and remain in perpetuity.

(b) The development shall be carried out in strict accordance with the Precautionary Working Method identified within the Preliminary Ecological Appraisal by 'Arbtech' (survey date 20th January 2026).

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

8. No development shall commence until further details of the design and layout of the artificial pitch to include details of the construction and materials used including sub base, shockpad, infill type and surface pile have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial pitch shall not be constructed other than in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable.

9. Use of the artificial pitch shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is fit for purpose and sustainable, provides sporting benefits.

10. No development shall commence until details of containment barriers and microfilters for stormwater drains for the containment of infill are submitted to and approved in writing by the local planning authority. The construction of the barriers shall not be carried out other than in accordance with the approved details.

REASON: to minimise the loss of infill from the playing surface.

11. Use of the development should not commence until a scheme setting out measures to prevent infill leaving the pitch at all player and vehicle entrance gates is submitted to and approved in writing by the local planning authority. The approved scheme shall be complied with after the commencement of use of the development.

REASON: to minimise the loss of infill from the playing surface.

12. Prior to the first use of the development hereby approved, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority.

For Artificial Grass Pitches this should include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial pitch.

REASON: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

13. Prior to the first use of the development hereby permitted, the acoustic barrier as detailed on drawing ref: 25-0628(G-234211) 03 Version 03 shall be fully installed and shall remain in perpetuity for the lifetime of the development.

REASON: To protect the amenity of nearby residential receptor

14. The development approved shall only be used between the hours of 08:00 – 22:00 Monday to Friday and 08:00 – 18:00 Saturday and Sunday, including bank holidays, with the floodlights switched off no later than 15 minutes after the permitted hours.

REASON: In order to protect the amenities of existing residents and to minimise the impact on protected species in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

15. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

16. No development hereby permitted shall be brought into use until the sustainable drainage scheme for the site has been completed in accordance with the drainage scheme as identified in the amended Surface Water Drainage Strategy by 'SEA Consulting Engineers' dated February 2026 (received 9 July 2026).

REASON: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

APPLICATION NO. 3/2026/0295

DECISION DATE: 17 September 2026

17. The lighting shall be implemented in strict accordance with floodlight specification outlined on page 11 of the amended Design & Access statement document ref: 25-0628_G234211_DAS_V2 Received 16 June 2026 and shall remain in perpetuity for the lifetime of the development or unless no longer required.

REASON: To ensure the floodlights do not adverse impact on the occupiers of nearby residential properties or have a negative impact on wildlife/protected species.

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 applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches. Informative (artificial grass pitches football only)
6. The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.
7. Measures should be taken to manage and minimise the loss of infill from the playing surface. BSI Standards, working with the European Committee for Standardisation (CEN), have developed a Technical Report describing the procedures that should be used to control infill migration. FIFA, World Rugby and the International Hockey Federation (FIH) have all included the recommendations of CEN into their certification programmes for artificial grass pitches. Contractors building pitches that require certification should therefore include the measures within their designs. For further information on the design of 3G pitches please access the FA Guide to 3Gs, which can be found online or contact the Football Foundation/FA for further advice.
8. The following are recommended to be implemented and promoted by the Clubs and on the Councils website:
 - a. Promote the use of the car park, deter use of the surrounding roads (Mardale Road and Shay Lane) and consider the removal of car parking charges from car park.
 - b. Stagger bookings to minimise the parking impact at change over.
 - c. Allocate parking for officials, equipment/kit deliveries, car sharers and mini buses.
 - d. Provide bus timetables, route maps and cycle parking information.
 - e. Keep the car park lining refreshed to maximise occupancy.
 - f. Marshalls to assist drivers in the car park during busy times.
 - g. Promote good driver behaviour and respect for neighbours when accessing the site
9. The granting of planning permission does not entitle the developer to cause an obstruction to the public footpath which crosses the site. The infringement or obstruction of the public right

of way would be a criminal offence, as such the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.

10. BNG Informative

Statutory Biodiversity Condition

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.

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

APPLICATION NO. 3/2026/0295

DECISION DATE: 17 September 2026

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.