

[REDACTED]

From: [REDACTED]
Sent: 18 June 2026 17:06
To: Planning
Subject: Fwd: Planning Application Reference 3/2026/0295 - Proposed Mardale Road Synthetic Sports Pitch
Attachments: Proposed Layout 1 [REDACTED]

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

[REDACTED]

18 June 2026

Dear Planning Team. With reference to your correspondence dated 16 June 2026 regarding the amended plans for the Synthetic Sports Pitch referenced 3/2026/0295, I was unsure whether my original representation sent by email on 06 May 2026 would still be valid, therefore please accept this correspondence as a revalidation of my original representation. The below is the copy of an email sent for your consideration on 06 May 2026 that I find still valid for your amended plans.

Best regards

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 6 May 2026 at 20:58
Subject: Planning Application Reference 3/2026/0295 - Proposed Mardale Road Synthetic Sports Pitch
To: <planning@ribblevalley.gov.uk>
Cc: [REDACTED]

[REDACTED]

06 May 2026

Dear Planning Team

May I politely express my opposition to plans to build a Synthetic Sports Pitch on Mardale Playing Fields, reference 3/2026/0295. This is for various reasons of which I list below:

- The proposed plan is very close to our house and will considerably devalue it due to:
 - Noise pollution
 - Artificial lighting pollution
 - If the plans proceed as proposed I will be seeking legal advice on claiming for the devaluation under Part 1 of the Land Compensation Act 1973. I plan to get the house valued as soon as possible
 - If you feel there is no alternative but to provide the proposed facilities (e.g. to alternatively proceed with the proposal for similar facilities near Inglewhite Road), I feel a better alternative for all residents between [REDACTED] would be to site the proposed facility in the far right of the playing field, bringing the grassed existing pitch forward to the car park - please see attached my proposed plan which will minimise not only light and noise pollution, but the visual impact to residents
- The existing car park is currently not capable of coping with the sports traffic when busy. Even disregarding this, due to the car park being chargeable, many cars currently park on the roadside adjacent to houses in the vicinity when spaces are available on the car park. This is tolerable for current playing field usage but would become intolerable for consistent daily usage up to 10pm in the evening, 7 days a week
 - If you feel there is no alternative but to provide the proposed facilities, please consider the following actions to alleviate parking issues
 - Provide Mardale residents within a reasonable distance of the proposed facility with "Resident Only" parking facilities on the road side
 - Provide free usage of the Mardale Road playing fields car park to all users
- The road infrastructure of Mardale Road and Hacking Drive was originally designed to cope with residential traffic only. These roads are not suitable for additional traffic caused by the playing fields at present. Therefore the addition of the proposed facility will significantly worsen what is already an issue. The roads are set at 20 mph speed limit but this is largely ignored.
 - If you feel there is no alternative but to provide the proposed facilities, please consider the following actions to help alleviate traffic issues
 - Resurface Mardale Road and Hacking Drive to allow it to cope with the additional heavy traffic
 - Provide speed bumps along Mardale Road and Hacking Drive in a bid to enforce the speed limit

I hope you are able to sympathise with my views on the new proposal. They are all shared with my [REDACTED] would like to thank you in advance should any of my considerations come to fruition

Yours faithfully

[REDACTED]



Move the proposed facility to bottom right of playing fields and move the bottom pitch to the front right. Extend the pathway to the new facility along the current public footpath

Sub Sta

Car Park

Sports Pavilion

Path (un)

Dismantled Railway