

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 21:37
To: Planning
Subject: Planning Application Comments - 3/2026/0295 FS-Case-850867373

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0295

Address of Development: Brian Holden Memorial Playing Field Mardale Road Longridge PR3 3EU

Comments: Representation: Proposed 3G Football Pitch Development

This representation sets out residents' concerns regarding the proposed 3G football pitch development. While the community recognises the value of improving access to sport and physical activity, the current proposal raises significant issues relating to road safety, traffic, parking, residential amenity, environmental impact and the suitability of the proposed site layout.

1. Access and Road Safety

- Unsuitable access through a residential estate: The current access routes would direct vehicles through a small, quiet housing estate. These roads were not designed to accommodate the volume, frequency or type of traffic likely to be generated by a high-use sports facility.
- Need for alternative access: A development of this scale should be served by a dedicated access route that avoids routing large numbers of vehicles through residential streets. This is particularly important for the safety of children, pedestrians and residents using the estate on a daily basis.

2. Traffic, Parking and Congestion

- Risk of congestion: Organised matches, training sessions and tournaments are likely to create concentrated periods of vehicle movement, particularly at changeover times. This could lead to congestion and traffic bottlenecks within the estate.
- Overspill parking: If parking demand exceeds the on-site provision, neighbouring streets may become congested with visitor vehicles. This could obstruct driveways, restrict access for emergency and service vehicles, and increase pressure on residents.

3. Noise and Residential Disturbance

- Extended periods of use: Unlike traditional grass pitches, a 3G facility can support intensive, year-round use. This may result in frequent noise from players, coaches, referees and spectators, including shouting, whistles and vehicle movements.
- Impact on nearby homes: The proximity of the proposed facility to residential properties means that noise must be carefully assessed and mitigated to protect residents' quiet enjoyment of their homes.

4. Light Pollution

● Floodlighting impact: High-intensity floodlighting has the potential to cause glare and light spill into nearby homes, as well as affecting sleep patterns and local wildlife. Any lighting scheme should therefore be independently assessed and designed to minimise harm.

5. Environmental and Health Concerns

● Microplastic and infill migration: Rubber crumb and other synthetic infill materials can migrate from artificial pitches into surrounding land, drains and watercourses.

Appropriate containment, maintenance and environmental safeguards would be required.

● Heat and surface impact: Synthetic surfaces can retain more heat than natural grass during warmer weather. The potential effect on the local environment and residential amenity should be considered as part of the planning assessment.

6. Visual Impact and Loss of Green Space

● Change in character: Perimeter fencing, spectator areas, hardstanding and floodlight columns would significantly alter the character of the existing green space. The proposal should be assessed carefully for its visual impact on neighbouring properties and the wider area.

7. Requested Mitigation Measures

If the proposal is to be considered further, residents request that the following mitigation measures are addressed before any decision is made.

Category Proposed Action

Alternative Site

Access

Provide a new access route away from the Mardale estate.

Traffic should be routed via a more suitable access point, such as through the Alston Grange development or another route with appropriate road capacity, rather than through narrow residential streets.

Site Layout Relocate the 3G pitch towards the lower part of the field to increase the separation distance between the pitch, floodlighting, spectator activity and nearby homes.

Traffic Control Stagger match and training times to reduce the concentration of vehicles arriving and leaving at the same time.

Street Safety Install traffic-calming measures, including appropriate speed-reduction measures on Mardale Road and Hacking Drive, together

with improved lighting where required.

Provide protective fencing or barriers around children's play and green areas, particularly where increased traffic could create additional risk.

Infrastructure Upgrade roads and pavements where necessary to safely accommodate any increased vehicle movements, pedestrian

activity and servicing requirements.

Conclusion

In conclusion, residents support the principle of improving sports provision, but the current proposal is not acceptable without substantial changes to access, layout and mitigation. A facility of this scale must not rely on narrow residential estate roads as its primary means of access.

The key requirements are therefore:

1. A suitable alternative access route away from the Mardale estate, including consideration of access via Alston Grange or the existing access/path near Shay Lane and AVJ Design, if it can be properly assessed and upgraded.
2. Relocation of the 3G pitch to the lower part of the field to maximise distance from nearby homes and reduce the impact of floodlighting and noise.
3. Installation of speed-reduction measures on Mardale Road and Hacking Drive to protect residents, pedestrians and children using the area.
4. Provision of sufficient free on-site parking to prevent displacement of visitor parking onto residential streets.
5. Protection of the green area on Hacking Drive through suitable fencing or barriers, to reduce risk to children playing nearby.

Unless these matters are properly resolved, the proposal should not be supported in its current form.