

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 May 2026 20:49
To: Planning
Subject: Planning Application Comments - 3/2026/0295 FS-Case-837614169

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0295

Address of Development: Brian Holden Memorial Playing Field, Mardale Road, Longridge, PR33EU

Comments: I am writing as a local resident to formally object to the above planning application for the installation of a 3G football pitch and associated floodlighting.

While I recognize the value of community sports facilities, the proposed location and operational scale of this development are entirely unsuitable for a quiet residential setting. My objection is based on the following material planning considerations:

1. Severe Impact on Highway Safety and Excess Traffic

The only access point to the proposed facility is directly through our residential estate. These estate roads were designed for low-capacity residential use, not high volume traffic that a 3G floodlit pitch will generate. The intensified use of the site, particularly during evening changeover times and weekend tournaments, will create a cumulative impact that our estate roads simply cannot absorb.

2. Inadequate Parking and Threat to Pedestrian Safety

The proposed development fails to provide adequate on-site parking for the anticipated number of players, coaches and spectators. Consequently the overspill will inevitably lead to visitors parking on the estate's roads and pavements. Pavement parking, already an issue, presents an unacceptable hazard to pedestrian safety, forcing families, children and wheelchair users off the safe footpaths and into the path of moving vehicles. Furthermore, the likelihood of visitors restricting access for emergency service vehicles is unacceptably high.

3. Unacceptable and Excessive Operating Hours

The proposed opening hours of 08:00 to 22:00, seven days a week, are completely disproportionate for a facility located in a residential area. Operating a commercial-scale sports pitch for 14 hours a day, offers no respite for the residents living nearby.

4. Loss of Residential Amenity (Noise and Light)

Permitting the facility to remain open until 22:00 every night will destroy the evening peace and quiet that residents currently enjoy. The constant noise from shouting, referee whistles and the loud impact of footballs against the perimeter fencing will act as a statutory nuisance. This noise, combined with the severe "sky glow" and light spill from the proposed 15 metre high LED floodlights,

constitutes a severe degradation of our residential amenity.

Conclusion

The proposed development, by virtue of its long operating hours, unsuitable access and inadequate parking infrastructure, contradicts the core principles of protecting the amenity of local residents (in direct conflict with Ribble Valley's Core Strategy Policy DMG1). The negative impact on the daily lives, safety and wellbeing of the residents on this estate far outweighs the benefits of placing this facility in this specific location.

I respectfully urge the Planning Committee to refuse this application.

From: [REDACTED] >
Sent: 13 May 2026 23:09
To: Planning
Subject: Planning Application 3/2026/0295 – Brian Holden Memorial Playing Field, Mardale Road, Longridge

⚠ External Email

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Good Morning

In respect of planning application 3/2026/0295, I wish to make the following objections:

- **Overbearing impact**

The scale of the development is not proportionate to its location. The playing field is at the end of a residential estate. It is noted the pitch could support four 5v5 matches, that would seemingly equate to 100 players, plus match officials, supporters, etc.

The football matches that take place here already impact the roads around the Mardale estate, I often see parents and grandparents taking children to play in matches park their cars on the nearby roads because they refuse to pay for parking, the carpark will not even be half full. (Maybe the car parking fee needs to be removed and covered by the Council Tax we already pay, to encourage people to use it).

The carpark or on street parking isn't large enough for the volume of people that is expected to attend. You only have to look at the football ground behind Alston Arms, as an example, their carpark is full on match days and so are the roads outside and the new housing estate.

The playing field is used by parents/grandparents and their children and young people having a relaxing kick about with a couple of friends. The application does not reference the effects (loss of amenity) to other user groups, such as those using the field for other recreation activities and how to seek a balance; noting this resource is not intended for the exclusive provision of one user.

- **Loss of privacy and overlooking**

There are a number of houses that back on to the playing field

- **Unacceptable Nuisance: Noise and Light**

The facility may be open to 10pm at night. This out of character development, may cause significant disturbance, including loss of sleep to nearby residents. The effects may roll on, past 10pm, with post-match activities and users leaving the facility. Acoustic barriers, as suggested in the relevant planning application report, may have detrimental visual effect upon the amenity. The increased opening hours, supported by floodlights, would presumably proportionately increase the level of noise and disturbance from current levels. When the flood lights are on at Longridge High I can see them at my house and the noise travel.

- **Overdevelopment**

There appears to be inadequate separation distances between the proposed location and residential properties. Given the size of the playing field, a mitigation could be made to

reduce the size of the pitch and move its location to the further edge of the playing field, that is away from such residents. This would maximise the buffer-zone, between floodlit pitches and neighbouring houses.

- **Traffic and highway safety / pollution**

The roads leading directly to the playing field are within a residential environment that are already constrained, in their design. The application would appear to increase the amount of traffic within such environment. Hence, it is not clear how pedestrian, cyclist and other vulnerable groups could be affected or protected by the proposal. There could be an unacceptable harm to highway safety, noting the actual entrance to the site, could only accommodate a single car, with pedestrian access also limited to one pavement, that is obstructed by a security barrier.

There is existing documented, indiscriminate off-site parking, putting pressure / tension on residential streets / residents, through the current use of the facility. Similarly, the amount of parking spaces, combined with an unwillingness to pay (at times) for using the site's official car park, creates increased traffic flow on the residential estate.

It is not clear whether a means of access, safety audit, parking strategy, traffic generation analysis and construction management plan have been completed to provide relevant assessment to the application.

- **Ecology and biodiversity**

The playing field is surrounded by hedgerows and trees that contain unknown species of both flora and fauna. Thus, further environmental, and ecological investigation may be relevant, particularly in terms of (nesting) birds, and the impacts from increased noise / floodlights. This will result in the loss of significant green space, converting grass into a synthetic environment. Similarly, the proposed location is close to the old railway embankment, that has many trees, that may, as referenced above, have impact of bird flight paths, that could be injured by the perimeter fencing.

- **Flood risk**

Drainage work was undertaken on the site approximately two years ago at a substantial cost. This does not appear to have resolved the problem of drainage across the site, making it unplayable at times. It should be noted whether the provision of a 3G facility would have an effect on the drainage on the remainder of the site, and thus, amenity for other users.

- **Further Key Case Law and Appeal Examples**

- Horsham District Council (2025) plans for a 3G pitch at The Ghyll Leisure Centre, Southwater were rejected, despite officer recommendations to approve.
- East Lindsey District Council (2025) the council unanimously refused its own plan for a 3G pitch on Wood Lane playing field, Louth.

Other Considerations 1: Sport England reported position: as a statutory consultee, Sport England focuses on the agent of change principle, **ensuring that new 3G pitches do not create issues for residents**, and they are maintained for community use.

Other Considerations 2: There is currently a synthetic pitch at Longridge High School. It is understood the school may have been willing to locate this proposed development in their own grounds; presumably lowering the development and live running costs for the taxpayer. As

synthetic pitches could now be duplicated at both locations (High School and Brian Holden Playing Field), has it been confirmed there is sufficient demand to ensure that both are able to support themselves, without becoming a fiscal liability? For the High School (appreciating the facility is managed separately to the school itself), has it been satisfied that any loss of revenue would not undermine the future viability of the wider community provision (eg Squash, Sports Hall) that are also run from there?

Yours sincerely,

[Redacted signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2026 07:28
To: Planning
Subject: Planning Application Comments - 3/2026/0295 FS-Case-837676346

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0295

Address of Development: Brian Holden Memorial Playing Fields

Comments: The roads and parking are not suitable for the current football matches being held so I am concerned that encouraging more matches and traffic will create more danger for the residents. We [REDACTED] and we are concerned at the amount of traffic this will bring to the estate, the roads are not suitable for increased traffic.

There are pitches at Longridge Sports Centre - can't these be utilised instead of pouring money into this project?

[REDACTED]
Preston Pr3 3fp

18 MAY 2026

Attention of Planning Department

Ref planning application no 3/2026/0295 Brian holden Playing field

Dear Sir/Madam

We have been owner/residents for 55years and would formally to object to the proposal to erect a Sports stadium with 4.5 metre high green fences and 6 floodlights 15 metres high [REDACTED] This would have significant effect on our lifestyle and [REDACTED] and create more traffic congestion and noise for potentially 7 days a week 14 hours a day.

There are various reasons I believe it should not be located here

Access to the site is through a housing estate which has is busy already and this stadium will aim to attract much more activities of a higher profile nature creating Even more congestion.

You may not be aware that parking when matches are being played is already a problem for residents Many spectators will not use the existing car park because they have to pay. They park on Mardale road and Hacking drive in front of resident's properties. When multiple matches are being played the existing parking facility is inadequate now so attracting more spectators 7 days a week is going to compound the problem.

The stadium is planned to be located at the north side of the field which will completely obscure the view from existing properties restricting my view to [REDACTED] which at present is infinite (I can see the floodlights at Pne Football Ground For example)

Why is it not located on the south side of the field which is adjacent to the car park and changing room and within 100 metres of an electric substation.

On a purely personal note if the stadium plan is enacted my wife and I will have our quality of life affected by various factors

[REDACTED] 43metres to a 4.5 metres high green fence,

increased traffic and Increased level of cars parked in front of my property 7 days a week

increased noise and light pollution 7days a week 14 hours a day

This combination of problems will inevitably have a substantial effect on the enjoyment of life at the house that we have lived in for 55 years and our wellbeing also it will substantially reduce the value of our property.

In the event that if the plan comes to fruition I would expect redress for any financial issues that it affects and a possible revaluation and reduction of council band

Yours faithfully
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2026 19:22
To: Planning
Subject: Planning Application Comments - 3/2026/0295 FS-Case-837956067

[REDACTED] Eckton

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0295

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

Comments: This development has been proposed with no real assessment on the impact it will have on The residents of Mardale Road estate.

When these playing field were built traffic was much lighter and it wasn't such a burden. It now is on a Sunday and numerous evenings through the week.

This is an estate that is restricted to 20 miles an hour, but frequently drivers travel to the playing fields do significantly more.

Then why this development proposed on the edge and not in the middle of town?

* Access to this proposed development is uncontrolled, not adequate and will be dangerous

When the current ground is being used we experience elevated levels of shouting and sadly swearing, mix this in with the car noise.

* Unacceptable noise pollution. A peaceful residence will be destroyed.

This proposed plan annexes a portion of the field and stops people walking on it so actually restricts the general population from our in an open space in which to relax.

* Restriction of an open space to everyone in favour of a limited number of people.

The current pitches are adequate for playing football on, the council has paid a vast amount of money on drainage, but have only done half a job. They are put in main drains but not put in the Sand slits that finish the job. If this pitch is built over those drains, it will have been a huge waste tax payer money.

Quote:

Slit Trench Drainage

- Slit trench drainage consists of an intensive system of narrow trenches backfilled with permeable materials running approximately at right angles to the drainage. They may be spaced as closely as 500mm apart but spacings of 1 – 2 metres are more common. Their purpose is to move excess soil water speedily to the piped system.

This would be more appropriate and result in the use of 3-4 pitches instead of one.