

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

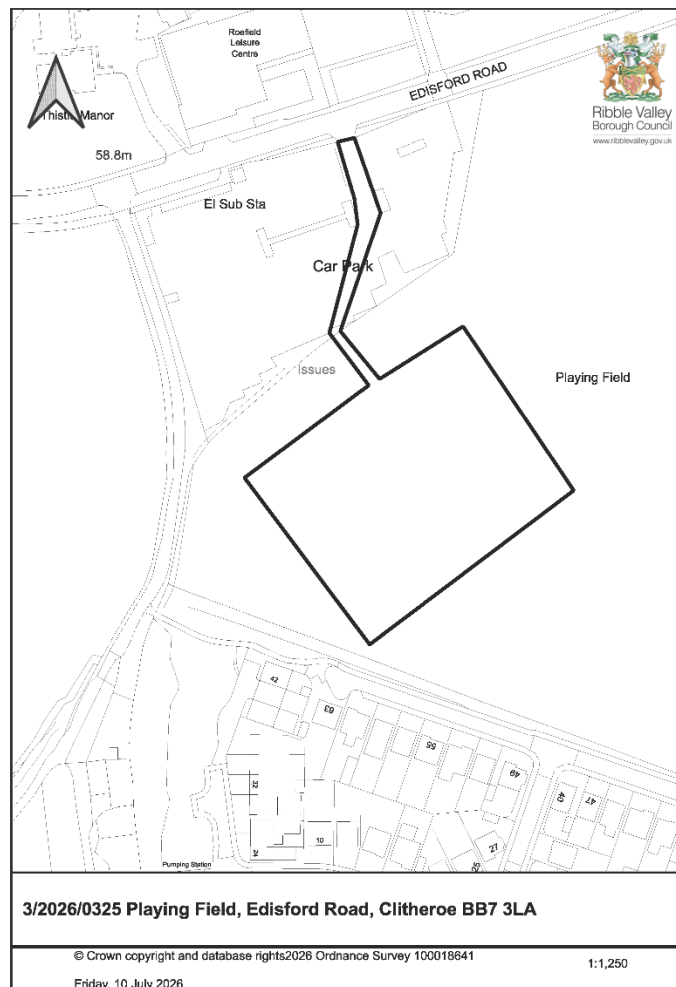
DATE: 23 JULY 2026
REF: MC
CHECKED BY: LH

APPLICATION REF: 3/2026/0375

GRID REF: SD 372910 441348

DEVELOPMENT DESCRIPTION:

PROPOSED SYNTHETIC TURF PITCH, INCLUDING FENCING, ACOUSTIC BARRIER, FLOODLIGHTING, ACCESS PATH, TOILET BLOCK AND ANCILLARY EQUIPMENT AT PLAYING FIELD, EDISFORD ROAD, CLITHEROE, BB7 3LA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

TOWN/PARISH COUNCIL:

No objection.

LOCAL HIGHWAYS AUTHORITY (LANCASHIRE COUNTY COUNCIL HIGHWAYS):

No objection but requests that mitigation be provided through the pursuit of a Traffic Regulation Order (no waiting restriction) on Edisford Road close to Vicarage Close to prohibit on-street parking to ensure that any intensification of parking on Edisford Road as a result of the development does not cause any impact upon highway safety. The parking restriction would protect visibility at the junction for highway safety reasons.

RVBC COUNTRYSIDE OFFICER

The Countryside Officer considers that the floodlighting would be acceptable. They note that there is some incursion into the RPA of tree T1 Sycamore and assuming that the pitch cannot be moved further away it would require a tree specific hand dig process for T1 as part of a tree protection condition for all trees identified on the submitted site plan with tree survey overlay details.

RVBC ENVIRONMENTAL HEALTH OFFICER

No objection on the basis of noise, subject to a number of mitigation measures being secured (operating hours and acoustic fence). Have requested further details relating to the proposed lighting scheme including clarification of the methodology used in the submitted lighting report and confirmation of the main beam angle and aiming arrangement.

SPORT ENGLAND

Sport England is satisfied that there is a strategic need for a sports lit 3G AGP, therefore there is a need to ensure that the AGP is kept to appropriate playing standards and they recommend a condition to secure this. They raise concern that the drainage system does not show any interceptors to prevent the 3G infill migrating into the environment and would need to be addressed by way of planning condition.

They consider that BNG should be secured by way of condition but have concerns that on-site BNG provision could result in the loss of playing pitches.

A condition is also recommended for within 6 months of practical completion: (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality 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. In addition, within 6 months of completion, 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 which shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacture's specified period and include measures for the recycling of the carpet which was removed. It should also include the required on going testing to comply with FIFA Quality certification.

ADDITIONAL REPRESENTATIONS:

11 objections have been received from 10 households raising the following comments/concerns:

- The proposal would negatively impact local environment and wildlife
- No provision of additional parking and there are concerns that there will be overspill onto residential streets
- Increase in traffic congestion
- Concerns regarding air pollution during construction phase from plant and machinery
- The noise mitigation is not enough as sound will travel over acoustic barriers
- Concerns regarding light pollution from the proposed floodlights
- Increased risk to pedestrians along Blakewater Road
- Negative impact on wellbeing of local residents
- Increase in litter
- Parking is already a significant issue in warmer months due to existing sports facilities and recreational facilities at Edisford
- Operating hours are excessive
- Impact on wildlife has not been adequately considered
- The facility should be located on the opposite side of Edisford Road, closer to the existing sports facilities
- The development is incongruous of an inappropriate scale
- Conflict with Policy DMG1
- Conflict between hours of use in application form and noise assessment
- The Noise Impact Assessment is flawed as it is based on incorrect operating hours
- Concerns regarding noise from footballs hitting perimeter fencing
- Traffic survey was undertaken in the winter months and therefore not accurate
- Ecology surveys were undertaken in the winter without full assessment of bat impact
- The proposal conflicts with the Edisford Rewilding Scheme
- Concerns regarding harm from chemicals in pitch materials
- No music should be played
- Motorised vehicles should be prohibited
- Surrounding roads should be designated as residents parking only
- Proposal would result in loss of community facility with no Community Use Agreement in place or drafted

One letter has also been received from Edisford Road Management Company raising issues with the current parking within the vicinity of the site and suggested mitigation to form part of this application.

1. Introduction, Site Description and Surrounding Area

- 1.1 Members will note that the application is being brought before Committee given the application is made on behalf of Ribble Valley Borough Council with the land to which the application relates also falling within the ownership of the authority.
- 1.2 The application site relates to an existing sports playfield fields adjacent to the settlement boundary of Clitheroe. The site is located to the west of the settlement and is bound by residential development to the south and east, Edisford car park to the north and a private track which serves Clitheroe Camping and Caravanning Club to the west.

- 1.3 A small part of the site is located within Flood Zone 2 and is at risk of surface water flooding.

2. **Proposed Development for which consent is sought**

- 2.1 The proposed development is for the construction of a proposed synthetic turf pitch, including fencing, an acoustic barrier, floodlighting, an access path, toilet block and ancillary equipment.
- 2.2 The proposal would be accessed from the existing car park on the southern side of Edisford Road and would be accessed by a 1.8m wide access path. The artificial pitch would be approximately 97m x 61m and would have perimeter fencing surrounding the pitch. The closest part to the car park would be the proposed access gates and toilet block which would be sited just over 19m from the car park.
- 2.3 The proposed toilet block would include two separate cubicles plus an accessible cubicle as well as two vending areas which would be accessed by a roller shutter. The building would be constructed of hardwood cladding to the walls, with a felt mono pitched roof with a total height of 3m and a total length of just over 5.4m. The external doors would be steel and all uncladded areas would be painted anthracite grey.
- 2.4 The proposal also includes the creation of a spectator area along the pitch boundary closest to the car park and would include the provision of a storage container to be sited behind the perimeter fencing. This storage container would have a maximum height of approximately 2.53m. In addition, the perimeter fencing would be approximately 4.5m high and would be constructed in a dark green colour comprising twin bar panel fencing with a 1.2m high fence between the spectator area and the pitch. A 3.5m high acoustic fence is also proposed outside of the perimeter fencing across the length of the southern boundary and then returning along the length of the eastern side for a distance of 15m.
- 2.5 The proposal also includes 6 new floodlights which would be approximately 15m in height and would have an average Lux of >200LUX and are to be fitted with integral LO (maximum cut-off) louvres to reduce light spill and glare.

3. **Relevant Planning History**

3/1977/0091: Proposed residential development on land adjacent to Edisford Road and recreation ground, Clitheroe. Refused

3/1979/0276: Change of use of agricultural land to the south of Edisford Road and to the west of Fairfield Drive, Clitheroe, to public recreational use.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN4: Biodiversity and Geodiversity
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMB3: Recreation and Tourism Development
Policy DMB4: Open Space Provision
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees and Woodlands
Policy DME3: Site and Species Protection and Conservation
Policy DME6: Water Management

National Planning Policy Framework (NPPF)

5. Assessment of Proposed Development

5.1 Principle of Development:

5.1.1 The site is identified as a protected area of open space. Policy DMB4 of the Core Strategy protects open space and playing field provision. Policy DMG1 requires that development proposals must not result in the net loss of important open space, including public and private playing fields, without a robust assessment that sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area [and] the importance of playing fields. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

5.1.2 Paragraph 104 of the NPPF states that:

Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

5.1.3 The proposal would involve the replacement of an existing grass pitch with an artificial turf pitch. As such, Sport England have been consulted on the application as the scheme would result in the loss of an existing grass playing pitch.

5.1.4 Sport England is satisfied that there is a strategic need for a sports lit 3G AGP, therefore there is a need to ensure that the AGP is kept to an appropriate playing standards and they recommend a condition to secure this. They raise concern that the drainage system does not showing any interceptors to prevent the 3G infill migrating into the environment and would need to be addressed by way of planning condition.

5.1.5 They consider that BNG should be secured by way of condition but have concerns that on-site BNG provision could result in the loss of playing pitches (this will be discussed in more detail later within the report).

- 5.1.6 A condition is also recommended to ensure the pitch meets FIFA regulations and that it has been registered on the Football Association's Register of Football Turf Pitches
- 5.1.7 In addition, within 6 months of completion, a Management and Maintenance Scheme is required to be secured by way of planning condition.
- 5.1.8 There have been objections from the occupiers of neighbouring properties that no Community Use Agreement has been sought or drafted as part of the application. However Sport England has confirmed that as the site is a community facility and is not subject to restricted use, such as a school site, they would not seek a community use agreement in this instance.
- 5.1.9 Whilst the proposed facility has been designed to improve facilities for local residents, it is likely that matches would also be played by groups/sports clubs from people who live in nearby villages/towns and visitors. As such Policy DMB3 of the Core Strategy is relevant which states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough. This is subject to meeting a number of criterion:-
- 1. The proposal must not conflict with other policies of this plan;*
 - 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
 - 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
 - 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
 - 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
 - 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought*
- 5.1.10 Having regard to criterion 1, the proposal would not conflict with other policies of this plan in terms of protecting open space and playing field provision, subject to conditions.
- 5.1.11 The site is immediately adjacent to the settlement boundary of Clitheroe and as such, the proposal complies with criterion 2. Criteria 3-6 is considered in more detail later in this report but no conflict is identified. Therefore, the proposal is considered to satisfy policy DMB3 and provide an appropriate sport facility in the Borough.

5.2 Impact upon Residential Amenity:

- 5.2.1 Policy DMG1 of the Core Strategy stipulates that development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature and not adversely affect the amenities of the surrounding area. Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.
- 5.2.2 Paragraph 135 (f) of the National Planning Policy Framework states that planning policies and decisions should ensure that developments:
- “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 5.2.3 There have been a number of objections to the scheme from the occupiers of neighbouring properties, raising concerns with regards to the potential increase in noise levels and light pollution that would arise from the change from a grass pitch to an artificial turf pitch with floodlighting.
- 5.2.4 The closest residential receptors to the proposed development are nos. 49-63 (odd numbers only) Blakewater Road and no. 40 and 42 Ribble Prospect.
- 5.2.5 The closest residential property is approximately 25m from the acoustic fencing. The application is proposing a 3.5m high acoustic fence along the southern and (part) eastern boundary closest with residential properties. Officers are satisfied that the mitigation measures proposed would help to reduce noise levels to an acceptable level. It is important to recognise that this is an existing playing field which is already used for sports and recreation so there is likely to be an existing element of noise from shouting and whistles coming from the pitch.
- 5.2.6 As such, the acoustic fence should be installed prior to the first use of the development and secured by way of planning condition, along with a condition which restricts the operating hours to 22:00 (18:00 on Saturday, Sunday and Bank Holidays).
- 5.2.7 The proposal also introduces floodlighting within close proximity to residential development. There would be 6 floodlights and the lighting impact assessment and notes that the flood lights would achieve an average of 200lux. The floodlights would be mounted on 6 x 15 metre columns and would be fitted with integral LO (maximum cut off) louvres to reduce spill and glare.
- 5.2.8 Subject to the submission and acceptance of the outstanding lighting information, together with the implementation of any mitigation measures recommended therein, it is considered that the potential effects of the development on neighbouring residential amenity could be made acceptable through the use of planning conditions. Lighting will be dealt with as a Late Item to committee.
- 5.2.9 A condition requiring the lighting to be switched off outside of the approved operating hours will be imposed.

- 5.2.10 There have been neighbour comments in relation to concerns regarding air pollution during the construction phase. However, any impacts would be short-term and temporary and no concerns are raised in this respect.
- 5.2.11 Another comment is in relation to restricting the playing of music and motorised vehicles. It should be noted that this is an existing recreation grounds where football matches/tournaments are played frequently. As the number of pitches is not increasing, nor is the use of the land, it would seem unreasonable to restrict the playing of music and this has not been recommended by the Environmental Health Officer. They have also requested that motorised vehicles cannot enter the site. The pathway has been designed to allow pedestrian access only on to the artificial turf pitch.

5.3 Visual Amenity/External Appearance

- 5.3.1 Paragraph 135 (c) of the NPPF states:

“Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.”

- 5.3.2 Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

“All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.”

- 5.3.3 The proposal would result in the introduction of built form into an area currently devoid of structures as the area is used as an open recreational ground. Elevations of the pitch and associated paraphernalia have been submitted which demonstrates that the pitch would be sited in the southwestern corner of the site. The proposed pitch and fencing would be visible from within the existing recreational field. However, the field is split into two and separated by a line of trees which would help screen the site from Edisford Road. The site is also mostly screened by existing vegetation along the southern and western boundaries which would help reduce its appearance.
- 5.3.4 Notwithstanding the above, it is likely that there would be some glimpses of the fencing and the floodlighting from the car park and surrounding private roads/tracks.
- 5.3.5 The Design & Access statement concludes that the proposed siting of the pitch provides the best solution in relation to considering convenience for vehicle parking, changing facilities, management/supervision and welfare/reception facilities. There is a requirement to maintain other aspects of the site which constitute playing pitches. The location has also been chosen to avoid unacceptable impacts to amenity/the ability to incorporate impact mitigation measures.

- 5.3.6 With regards to its size, scale and design, the perimeter fencing and acoustic fencing would be quite tall and would alter the character and appearance of the playing fields. However, the height of the fences are required to ensure the sports pitch meets the FIFA regulations and provides adequate noise mitigation. The supporting information also indicates that the 4.5m perimeter fencing would comprise dark green fencing to help soften the visual impact.
- 5.3.7 The toilet block would be constructed of hardwood cladding and would have a lower roof height than the perimeter fencing. Whilst it would likely be visible from within the site, given the introduction of built form, this ancillary accommodation is not considered to be out of character with its surroundings subject to the development being implemented in accordance with the approved details.
- 5.3.8 The proposed storage container to store maintenance equipment would be approximately 2.5m in height with a flat roof and would match the perimeter fencing in terms of colour. The storage container would also be sited behind the fencing so would not be highly visible within the site.
- 5.3.9 On balance, whilst the proposal would result in a change to the openness of the field, the site already comprises a playing field and the introduction of an artificial pitch with associated fencing, floodlights and equipment would not be out of character of the surrounding area as the site already constitutes a sports pitch. In addition, the development has been sited to the south western corner of the site as to minimise views from the car park and from Edisford Road.
- 5.3.10 Mitigation has been provided in the form of louvres fitted to the floodlights to reduce light spill from the floodlighting. It is considered that the colour of the acoustic fencing could be secured by way of planning permission to ensure that it is in keeping with the surrounding character of the area and would not appear obtrusive within the site.
- 5.3.11 As such, it is considered that the proposal accords with the relevant parts of Policy DMG1 or the Ribble Valley Core Strategy and paragraph 135 of the NPPF.

5.4 Trees and Ecology

- 5.4.1 Policy DME1 of the Ribble Valley Core Strategy states that:

“Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed Arboricultural Survey information and tree constraint plans including appropriate plans and particulars. these will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread.”

- 5.4.2 The Countryside Officer has provided comments on the scheme and notes that the development would extend into the Root Protection Area (RPA) of T1 which is a mature Sycamore tree. Having received the site plan and tree overlay plan submitted with the application, it appears that whilst the RPA is located within the red line boundary, it is not located within the area proposed for any works.

Notwithstanding this, the access path is to extend within the RPA of T14 which is a mature Ash Tree (Category B1). As such, it is still recommended that a tree specific hand dig process for this tree as part of a tree protection condition for all trees identified on the submitted site plan with tree survey overlay details be secured by way of planning condition.

5.4.3 Policy DME3 states that:

'Development proposals that are likely to adversely affect the following.... 'Wildlife species protected by law' will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection'.

5.4.4 Concerns have been raised from the occupiers of nearby neighbour with regards to the impact on ecology. Notwithstanding these comments, the application has been supported by a Preliminary Ecological Appraisal which outlines a number of recommendations and mitigation measures.

5.4.5 The report also recommends that a low impact lighting strategy should be adopted which outlines the areas of the site that would be retained as dark corridors. However, the Countryside Officer is satisfied with the submitted lighting scheme and considers that the lighting has been designed so that it shines away from the habitat, towards the pitch.

5.4.6 Precautionary working measures should be followed to ensure that nesting birds and other species are not harmed by the works. In the unlikely event that a protected animal is found during construction, all works must stop and a suitably qualified ecologist must be contacted. The ecology recommends the installation of bird boxes on mature trees around the site ownership boundary and other working methods for badgers, riparian animals and hedgehogs are recommended and can be secured by way of a suitably worded planning condition.

5.4.7 With regards to Biodiversity Net-Gain (BNG), the submitted BNG Assessment notes that the development would result in a net loss of 84.83%. The report states that it is unlikely that net gain could be achieved by way of habitat creation/enhancement without significant changes to the proposals on site. As such, it has been suggested that a contribution to off-site ecological enhancements be used to secure the mandatory 10% BNG.

5.4.8 Officers have asked for the BNG strategy to be reviewed, given that there is likely scope within the wider site to accommodate some enhancements, so that an element of on-site BNG enhancement can be secured as well as off-site provision. This shall be dealt with as a late item to committee.

5.5 Highway Safety and Parking

5.5.1 Paragraph 116 of the National Planning Policy Framework states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

5.5.2 With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

“All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards”.

5.5.3 Policy DMG1 also states that development must:

1. *Consider the potential traffic and car parking implications.*
1. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

5.5.4 The Local Highway Authority (LHA) have been consulted on the application and they note that the existing grass pitch is block booked by teams for weekday evening and weekend usage for the entire football season, with football matches occurring during weekends. These uses will continue to occur as per the existing arrangements on the proposed AGP pitch.

5.5.5 The LHA notes that the applicant has provided a parking survey of the car park. The survey was undertaken on Saturday, 31st January 2026 (08:00 18:00) and Sunday, 1st February 2026 (08:00 18:00). The results of the survey show that within the Saturday peak, 166 vehicles were parked at 69% occupancy. The Sunday peak of 190 vehicles parked resulted in 79% occupancy. This left 75 spaces available (Saturday) and 51 spaces available (Sunday) during the peaks. The LHA originally requested that the parking survey be repeated during the summer months (May July) to capture the parking demand when other uses across the sports complex and surrounding green space have a higher demand. Having reviewed further information provided by the Council the LHA have provided updated comments to confirm this is not required and they raise no overall objection to the proposal on highway safety grounds.

5.5.6 The LHA is aware of an ongoing parking problem along unrestricted parts of Edisford Road and understands that overspill parking has resulted in highway safety concerns, in particular at the junction of Vicarage Close, impacting the visibility of drivers exiting the junction onto Edisford Road, as well as other inconsiderate driver behaviour such as pavement parking. To ensure that any intensification of parking on Edisford Road as a result of the development does not cause any impact on highway safety, the LHA requests that mitigation be provided through the pursuit of an extension to the existing Traffic Regulation Order (no waiting restriction) at the junction of Vicarage Close, which is accepted by the applicant and can be secured by condition.

5.5.7 A signalised pedestrian crossing is located approximately 30m to the east of the site access, providing a safe and formal crossing point between the car park,

playing pitches, and the wider leisure complex. The LHA also consider that the site provides opportunities for access by bike and bus.

- 5.5.8 A request for surrounding roads to be made permit parking for residents only is not something requested by the LHA and Ribble Meadows Estate is unadopted and therefore not maintained by the LHA.

5.6 Drainage

- 5.6.1 Policy DME6 of the Ribble Valley Core Strategy states that:

“Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. Preventing pollution of surface and / or groundwater*
- 2. Reducing water consumption*
- 3. Reducing the risk of surface water flooding (for example the use of sustainable Drainage systems (SuDS))*

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.”

- 5.6.2 The application has been supported by a Surface Water Strategy which states that the proposals are to drain the AGP to the existing ditch to the west of the site. The design will use FEH22 rainfall parameters and will be for all drained areas of the site to accommodate storms up to the 1 in 100-year event and allow for an increase in storm intensities up to 50%. This is based on the Environment Agency updates of May 2022, which bases peak rainfall climate change allowance on river management catchment areas. Proposals are to restrict the pitches' surface water to as close to greenfield runoff rates as possible and show that the Qbar value is 8.0l/s.

- 5.6.3 The new artificial grass pitch will consist of a synthetic surface, porous shockpad, along with porous macadam and a 300mm permeable type 3 subbase, laid with a gradient of 1:325 north east to south west, which would allow water to infiltrate through the pitch make up to a series of new lateral drains which will collect surface water before outfalling into a HydroBrake flow control device, restricted to 8.0l/s with attenuation provided within the pitches make up. Flows would then outfall into the existing ditch to the west. The report concludes adequate attenuation for the

1in100 year + 50% event. Surface water from the AGP would pass through a permeable subbase. Therefore, it acts very similar to permeable paving.

5.6.4 The report concludes that provided the drainage strategy is implemented in accordance with the above details, the development would not contribute further to flood risk and satisfies the requirements of Policy DME6 and the NPPF.

6. **Observations/Consideration of Matters Raised/Conclusion and Planning Balance**

6.1 For the reasons outlined above the application is recommended for approval insofar that the proposal will not result in any significant adverse impacts, nor will the proposal result in significant measurable conflicts with the aims and objectives of the Ribble Valley Core Strategy that would warrant the refusal to grant planning permission in this instance.

RECOMMENDATION: That planning permission be APPROVED subject to the following conditions

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.

Location Plan drawing ref: 25-0601(G-234209) 01 Version

Proposed Site Plan drawing ref: 25-0601(G-234209) 02 Version 2

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

Proposed Elevations drawing ref: 25-0601(G-234209) 05 Version 01

Proposed Toilet and Vending Building Elevations drawing ref: NMI 2031

Site Plan with Tree Survey Overlay drawing ref: 24-0316 (G-224120) 09 Version 01

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

3. 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.

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.

4. 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.

5. Upon commencement of the development hereby permitted a traffic regulation order shall be pursued on Edisford Road at Vicarage Close and implemented thereafter in accordance with the agreed details.

REASON: For highway safety.

6. 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' document ref: R - 00340 – 001 – SWS – 0 March 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.

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: 25-0601(G-234209) 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. Prior to the first use of the development hereby permitted, the 3.5m high acoustic barrier as shown on approved drawing ref: 25-0601(G-234209) 10 Version 01 (Noise Mitigation Measures) and be fully installed and shall remain in perpetuity for the lifetime of the development.

REASON: To protect the amenity of nearby residential receptors.

9. Within 6 months of practical completion:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality and

(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches

shall 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. Within 6 months of completion, 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.

This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacture's specified period and include measures for the recycling of the carpet which was removed. It should also include the required on going testing to comply with FIFA Quality certification.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass 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

11. 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.

12. 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. Any works within the Root Protection Area of tree '14T' as shown on drawing ref: 24-0316 (G-224120) 09 Version 01 shall be restricted to 'hand dig' only.

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.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2026%2F0375

INFORMATIVES

5. 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.

- 6. The following are recommended to be implemented and promoted by the Clubs and on the Council's website:

- 1. Promote the use of the car park, deter use of the surrounding roads.
- 2. Stagger bookings to minimise the parking impact at change over.
- 3. Allocate parking for officials, equipment/kit deliveries, car sharers and mini buses.
- 4. Provide bus timetables, route maps and cycle parking information.
- 5. Keep the car park lining refreshed to maximise occupancy.
- 6. Marshalls to assist drivers in the car park during busy times.
- 7. Promote good driver behaviour and respect for neighbours when accessing the site