



DESIGN AND ACCESS STATEMENT

G-234209 EDISFORD PLAYING PITCHES

SYNTHETIC TURF PITCH

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LABOSPORT

D&A STATEMENT –
G-227674 EDISFORD PLAYING PITCHES – SYNTHETIC TURF PITCH

CLIENT	Ribble Valley Borough Council/Football Foundation
SITE ADDRESS	Edisford Road, Clitheroe BB7 3LA
CLIENT CONTACT	Mark Beveridge – Ribble Valley Borough Council
FF PROJECT NUMBER	G-234209

DOCUMENT NUMBER	25-0601_FDAS		
VERSION NUMBER & DATE	1.0		24/04/2026
REPORTED BY			Tom Would Project Design Consultant (PDC) [REDACTED]
APPROVED BY			Louis Keeley Senior Consultant & Framework Manager [REDACTED]

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by The Football Foundation to carry out Design Consultancy services for the above STP Framework project. This document is a feasibility study and design and access statement for the construction of the Synthetic Turf Pitch.
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Section 1 – General Information and Briefing Notes

General Information				
DESIGN AND ACCESS STATEMENT REQUIREMENTS	Labosport Ltd have been appointed to produce a design and access statement concerning the proposed creation of a Synthetic Turf Pitch (STP). This design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this project; demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making throughout, to ensure that the proposals meet client expectations, planning policy recommendations and published technical guidance, including material considerations associated with the proposal. We consider the proposal is based upon best design practices for external sports facility provision.			
APPLICANT	Mark Beveridge Ribble Valley Borough Council Council Offices Church Walk Clitheroe Lancashire BB7 2RA			
PLANNING AGENT	Tom Would – Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW			
PROPOSAL DESCRIPTION	The creation of a Synthetic Turf Pitch at Edisford Playing Pitches BB7 3LA, including Fencing, Acoustic Barrier, Floodlighting, Access path, Toilet block & Ancillary Equipment.			
ADDITIONAL SUBMITTED DOCUMENTS AND DRAWINGS	Name		Item	Completed
	25-0601(G-234209)_01P_Location Plan		Drawing	☒
	25-0601(G-234209)_02P_Site Plan		Drawing	☒
	25-0601(G-234209)_03P_Pitch Layout		Drawing	☒
	25-0601(G-234209)_04P_Topographical Survey		Drawing	☒
	25-0601(G-234209)_05P_Elevations		Drawing	☒
	25-0601(G-234209)_06P_Sporting Provision Layout		Drawing	☒
	25-0601(G-234209)_07P_Toilet Elevations and Floorplan		Drawing	☒
	D&A Statement: 25-0601_G-234209_DAS		Document	☒
	Pitch Components: 25-0601_G-234209_PC		Document	☒
	Desktop Study: STX7132-R01-Rev_A		Document	☒
	Ground Investigation: STX7132-R02-Rev_B		Document	☒
Topsoil Laboratory Testing: STX7132-R02-Rev_B		Document	☒	
Pitch Lighting Design:		Document	☒	

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25-0601_DAS

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Version:

V1

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	"Edisford Playing Pitches 6 x 15 m columns Louvred A35 LO Optic 200lux with drg 20260309"		
	Drainage Design: "R-00340-001-0-SWS - Surface Water Strategy"	Document	☒
	Preliminary Ecological Appraisal: PEA - EDISFORD PLAYING PITCHES, BB7 3LA - 45639889 - v2 - 04.03.2026	Document	☒
	Tree Survey: BS5387 - Edisford playing Pitches - 45639889_TCP01 - 16-01-2026-A0 BS5387 - Edisford playing Pitches - 45639889_TS01 - 16-01-2026	Documents	☒
	Biodiversity Net Gain Baseline Calculations: BNG part 1 and 2 - Edisford Playing Pitches BB7 3LA - V3.1 - 11.03.2026	Document	☒
	Biodiversity Net Gain Post Development Calculations: BNG part 1 and 2 - Edisford Playing Pitches BB7 3LA - V3.1 - 11.03.2026	Document	☒
	Biodiversity Net Gain Metric: Statutory Biodiversity Metric - Edisford Playing Pitches BB7 3LA - V3.1 - 11.03.2026	Document	☒
	Noise Assessment 11841_Edisford Playing Pitches, Clitheroe_AGP_NIA_05032026_MA - REVA	Document	☒
	Transport Assessment: R-TA-31271-01-0 Transport Assessment	Document	☒

Design & Access Statement Principles	
NATIONAL PLANNING POLICY FRAMEWORK	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local authorities can produce their own distinctive local / neighbourhood plans, which reflect the priorities of their own communities.
DESIGN AND ACCESS STATEMENT REQUIREMENTS	A Design and Access Statement should be a short report accompanying and supporting a planning application, to illustrate the process that has led to the development proposal, explaining the proposal in a structured manner, with due detail included depending on the scale / complexity of the application. The general thesis is a Design and Access Statement should: • Help to ensure that development proposals are based on thoughtful design processes with a sustainable approach to access. • Improve the quality of the proposal, by clear explanation of the design and how it relates to the current site. • Help Local Planning Authorities understand the analysis that has been previously undertaken to prepare the final design prior to the seeking of necessary statutory approvals. • Provide local communities, access groups, residents, and other stakeholders with a clear understanding of the proposals, with the aim of minimising potential wrongful interpretation of proposals due to technically confusing documentation. A Design and Access Statement should increase certainty for people affected by the development, enabling transparency to all potential stakeholders, improving trust between communities and developers.
DESIGN COMPONENT	A Design and Access Statement should explain the design principles that have been applied to particular aspects of the proposal including: • Scale: Length, Width and Height of any development proposal. • Amount: The amount of any development. (For non-residential development, this means the proposed floor space for each proposed use). • Layout: The way in which any buildings, routes, open spaces are provided, in relation to each other surrounding the development. • Landscaping: The treatment of private and public spaces to enhance & protect the amenities of the site and the area it is situated through hard / soft landscaping measures. Statements should explain the function of any landscaping, for example sustainable drainage purposes, shading, climate change adaptation purposes, and explain how it will be maintained. • Appearance: The aspect of a proposal that determines the visual impression it makes, including the external built view of the development, its materials, lighting, colour, etc.
ACCESS COMPONENT	A Design and Access Statement should explain the access principles, in relation to 'access to the development', explaining how access arrangements will ensure that all potential users will have equal and convenient access to the development and the public transport networks. The statement should address the need for flexibility of the development and how it may adapt to changing needs.
PLANNING STATEMENT	The planning Statement should assess all relevant Planning History for the site and consider National Policy Considerations and Local Development Plan Policies. Any pre-application advice should also be stated.

Section 2 – Design Statement

General Information	
DEVELOPMENT LOCATION	The location of the proposed STP is shown below: Edisford Playing Pitches, Clitheroe, BB7 3LA Centred approximately at National Grid Reference: Easting: 372829 Northing: 441315 
EXISTING SITE OVERVIEW	The proposed location of the STP is an existing natural turf playing field used for football.
PROPOSAL DESCRIPTION	Planning permission is sought to create a Synthetic Turf Pitch with associated features including: • Installation of a new FA guideline 11v11 Synthetic Turf Pitch (STP) sized 91 x 55m with additional FA recommended 3m safety run off, with additional cross play line markings. • Installation of goal storage / spectator areas around the STP. • Installation of storage container within spectator area to house pitch maintenance equipment and to ensure clean access for maintenance equipment to the pitch. • New Twin Bar Panel fencing system 4.5m (maximum) high around the surround of the pitch, with 1.1m high spectator fencing internal to the facility footprint to separate the spectator area and the STP. • Installation of Pitch LED floodlighting system. • Installation of a 2.5m high acoustic barrier to the southern perimeter. • Installation of a toilet block and vending machines at the entrance to the pitch.

PURPOSE AND USE	This application seeks planning approval to create a synthetic turf sports pitch in accordance with relevant technical guidance. The facility will be designed to meet the following sporting provision(s): Football – FIFA Quality Performance Standard (for admittance to the FA Register) The proposals will result in the loss of a natural turf playing pitch, however the provision of the new STP will provide increased potential usage in comparison to the existing natural turf surfaced pitch, for benefit of current and potential future users of the facility, both during the day and evenings / weekends via pre-arranged and structured community access. Synthetic Turf Pitches are more durable compared to natural turf, especially during winter weather conditions, which offers increased opportunity for sports use to improve the health and wellbeing of the local community. The proposed facility will offer a variety of football pitch sizes and training areas suitable for a range of age groups within the same enclosed playing space. This supports grassroots sport development plans as well as meaning the pitch can cater for a wide array of potential users (in comparison to the existing pitch). The STP will be capable of supporting the following formal pitch arrangement(s): <table><tr><th>Application Type</th><th>Pitch Size</th><th>Quantity</th></tr><tr><td>11v11 Football</td><td>91 x 55m</td><td>1</td></tr><tr><td>9v9 Football</td><td>73 x 46m</td><td>2</td></tr><tr><td>7v7 Football</td><td>55 x 37m</td><td>2</td></tr><tr><td>5v5 Football</td><td>37 x 25.5m</td><td>4</td></tr></table> This is in line with FA / FF Recommended Pitch Layout documentation.	Application Type	Pitch Size	Quantity	11v11 Football	91 x 55m	1	9v9 Football	73 x 46m	2	7v7 Football	55 x 37m	2	5v5 Football	37 x 25.5m	4
Application Type	Pitch Size	Quantity														
11v11 Football	91 x 55m	1														
9v9 Football	73 x 46m	2														
7v7 Football	55 x 37m	2														
5v5 Football	37 x 25.5m	4														
PROPOSAL LOCATION	Pictures from the site investigation providing context as to the location for the proposed development are included in Appendix A. Further details of the proposed development are contained within this report and additional documentation (drawings and survey documentation).															
DEVELOPMENT AMOUNT	<table><tr><th>Aspect</th><th>Area (m2)</th></tr><tr><td>Synthetic Turf Surface Area Approx. (Main Pitch Size 97 x 61m)</td><td>5,917</td></tr><tr><td>Pathway and Hardstanding</td><td>470</td></tr><tr><td>Total Red Line ‘Development Area’</td><td>7,671</td></tr></table>	Aspect	Area (m2)	Synthetic Turf Surface Area Approx. (Main Pitch Size 97 x 61m)	5,917	Pathway and Hardstanding	470	Total Red Line ‘Development Area’	7,671							
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Pathway and Hardstanding	470															
Total Red Line ‘Development Area’	7,671															
HOURS OF USE OF DEVELOPMENT	The proposed hours of use for the development are shown below: <table><tr><th>Day</th><th>Start Time</th><th>End Time</th></tr><tr><td>Monday-Friday</td><td>08:00</td><td>22:00</td></tr><tr><td>Saturday</td><td>08:00</td><td>22:00</td></tr><tr><td>Sunday / Bank Holiday</td><td>08:00</td><td>22:00</td></tr></table>	Day	Start Time	End Time	Monday-Friday	08:00	22:00	Saturday	08:00	22:00	Sunday / Bank Holiday	08:00	22:00			
Day	Start Time	End Time														
Monday-Friday	08:00	22:00														
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SPORTING PROVISION	The area of proposed development of the STP currently hosts a natural grass area used for football and therefore all current provision can be maintained with no loss of pitches.															

	Sport England and the Football Foundation confirmed the proposal is for a sporting use and has been considered under Exception 5 of the Playing Fields Policy. The proposal has the potential to meet Exception 5 requirements subject to satisfactory information being submitted. Sport England could support to the proposal if the requirements of Exception 5 of the Playing Fields Policy and the NPPF paragraph 104 c) are fully met. Any future planning application will need to present the appropriate level of information to enable a complete assessment of the impact of it on the playing field. A guide to the minimum level of submissions is available in Annex B of Sport England's Playing Field Policy and Guidance. The proposals suggest the installation of a Football compliant facility, should bring material benefit to sport / recreation for local user groups, subject to providing evidence of community groups that will benefit from the proposals. As part of the application for grant funding from The Football Foundation, the client will need to produce various documents including a community use agreement, site business plan, proof of ownership etc. The site business plan will need to demonstrate that enough money will be generated each year for the replacement of the pitch (when required). This will ensure the facility when constructed has a robust 'Pitch Replacement Fund' plan, to ensure ongoing future reinvestment to maintain the high quality of the pitch.
SITE LAYOUT AND LOCATION	The optimum location for the proposed STP was considered based on convenient proximity to: • Any changing facilities • Any welfare accommodation • Any reception facilities • Any management / supervision offices • Any vehicular parking areas It was concluded the proposed application area provides the best solution in relation to the above considerations, given the specific site scenario and requirement to maintain other aspects of the site. Additionally, consideration was given to: • Avoidance of unacceptable impact to residential neighbours (in relation to noise, visual, lighting, etc) or the ability to incorporate impact mitigation measures into the development proposals where impact was noted. It was concluded the proposed application area provides the best solution in relation to the above considerations, given the specific site scenario and requirement to maintain other aspects of the site.

Facility Design	
PITCH DIMENSIONS	The development is to include: • Main synthetic turf pitch size of 91 x 55m (FA Guideline 11v11 size pitch) with 3m run off around the pitch footprint (as per FA recommendations). • Additional painted line markings for cross play pitch usage, as outlined in design drawings. • Goal Storage / Spectator Hardstanding Areas. • Doc-M Compliant Access Pathway.
SURFACE LEVEL & GRADIENTS	A topographical survey of the site has been undertaken to ascertain the development perimeter, levels of the ground and any salient features within the area. This has been submitted as an additional drawing. The information has been used to develop the proposed design. The playing field generally falls from North-East to South-West across the area proposed for the pitch. The measured longitudinal gradient is approximately 1.55%, with a lateral gradient of 2.3%, and a diagonal gradient of 1.8%. While these gradients do not present significant constraints to the overall layout, cut-and-fill works will be required to achieve the finished formation levels and ensure compliance with pitch construction tolerances. It is recommended to build a sports pitch to a <u>maximum</u> gradient of 1%, where possible, to maintain good sporting characteristics.
CONSTRUCTION MAKE UP	Typical construction build-up for synthetic turf pitch development includes either: <u>Dynamic Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Dynamic Stone Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer <u>Engineered Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Macadam Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer Following Planning Approval, Contractors on the Football Foundation AGP Framework will be required to provide their detailed tendered designs identifying their specific approach to installing the pitch. This will be based upon surveys that have been undertaken which provide information for their design. The Contractor will be required to provide warranty for the pitch as per current Football Foundation Standard Warranty Period detailed below:

	Pitches to be used in Regional Feeder Leagues and below competitions.			
	Warranty limitation		Field test requirements	Certification required
	Age of field	Total playing hours		
	Month 0	0	Initial test	FIFA Quality
	Month 12		First year test	
	Month 24		Not required	
	Month 36	≤ 4,500	Triennial re-test	
		≥ 4,500		FA Register
	Month 48		Not required	
	Month 60		Not required	
	Month 72	≥ 9000	Triennial re-test	
	Month 84		Not required	
	Month 96	≥ 12,000	Performance warranty expires	
	The chosen Contractor is to undertake development of the STP in complete accordance with: • The Sport and Play Construction Association (SAPCA) Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sports Areas • The requirements for surfacing detailed in Fifa Quality Manual • Football Foundations General Employers Requirements (An additional document showing these requirements has been provided for Sport England’s consultee response benefit). The Contractor will need to ensure that their design is appropriate to the design principles above, whilst using the additional survey information provided (GI report, Drainage Design, etc).			
DRAINAGE DESIGN	As previously stated, The National Planning Policy Framework classifies this type of proposed development as a Water-Compatible Development, being an outdoor sports and recreation facility. It is, however, a design requirement to ensure that all weather sports pitches can drain during wet weather to allow continuous play. The Ground Investigation Report noted the following: The site investigation identified variable sand, gravel and clay deposits with shallow groundwater, indicating limited infiltration potential and that soakaway drainage solutions may not be feasible. As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable: • into the ground (infiltration); • to a surface water body; • to a surface water sewer, highway drain, or another drainage system*; • to a combined sewer. The proposal is for a synthetic turf pitch, which would have the following typical design features: • Surface layer will be a synthetic turf surface, which will have a porosity rate measured at a minimum of 500mm/hr • Beneath the synthetic turf will be a permeable shockpad layer, which will have a porosity rate measured at a minimum of 1000mm/hr • Beneath the shockpad layer will be a new open textured porous macadam or dynamic stone layer, which will have a porosity rate measured at a minimum of 1000mm/hr			

	Beneath the open textured porous macadam or dynamic stone layer will be a 200-300mm thick sub base, which has been measured to have a porosity rate > 2000mm/hr. A Surface Water Strategy has been prepared for the proposed Synthetic Turf Pitch (STP). The site currently has no formal surface water drainage; however, an existing ditch to the south of the site will be utilised as the discharge point in accordance with the SuDS hierarchy. Surface water drainage proposals for the development are to discharge to the existing ditch to the west of the site, in accordance with the SuDS discharge hierarchy which prioritises infiltration and then discharge to a surface water body where appropriate. The total drained area is approximately 6,440m². The drainage design will be based on FEH22 rainfall parameters and will accommodate storm events up to the 1 in 100-year return period, including a 50% allowance for climate change, in line with Environment Agency guidance. The proposed pitch construction incorporates a permeable sub-base, which will provide adequate treatment for the site's surface water. The permeable paving system offers mitigation benefits for total suspended solids, metals, and hydrocarbons, and is therefore considered suitable as part of the site's surface water drainage strategy. The drainage system has been designed in accordance with current national policy and climate change allowances, and the development will not increase flood risk elsewhere.
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Flood Risk	
FLOOD RISK GENERAL SUMMARY	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at https://check-long-term-flood-risk.service.gov.uk/risk As the proposed site is in flood risk zone 1.
SURFACE WATER FLOOD RISK	Very low risk identified.
RIVERS AND SEA FLOOD RISK	Very low risk identified.
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	This location is outside of a groundwater flood alert area.
WATER COMPATIBLE DEVELOPMENT	The National Planning Policy Framework in Annex 3; Flood Risk Vulnerability Classification, defines in the section that Water-Compatible Development includes: Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. It has therefore been considered that this proposed development would fall under this classification.

Proposal Component Design	
SYNTHETIC TURF PITCH (STP) SURFACING SYSTEM	The proposed pitch surface will be a long pile length, tufted synthetic turf, coloured grass green, partially in-filled with Stabilising & Performance material. Designed to meet necessary National / International Sports Governing Body Performance Requirements. This will include an associated shockpad component. The surfacing system will be a FIFA Certified System and will be tested upon completion for adherence to the required performance standards. This will allow for football to be undertaken on the facility following development.
PERIMETER BALL STOP FENCING / PITCH PERIMETER BARRIER	New ball stop fencing will be installed around the perimeter of the pitch in locations shown in the drawings associated with this proposal. This includes 1.1-4.5m high twin bar panel fencing, with noise reducing dampeners, finished to polyester powder coated RAL6005 Dark Green, supported with an intermediate post system and entrance gates of matching colour. The fencing type will be steel open mesh fencing containing a general 200 x 50mm aperture (and 66 x 50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and are insulated from the posts using noise reducing dampeners (neoprene washers or similar) on every fence post / mesh fixing point, to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase rigidity of the fencing system. New Infill Migration Mitigation features including Trekboards will be connected to the spectator fencing system around the pitch footprint, to ensure that microplastics cannot exit the STP footprint through the fencing system.
LED FLOODLIGHTING SYSTEM	<u>General Appearance / Lighting Requirements</u> Lighting is a necessary component for a STP, as it will provide the necessary usage profile throughout the year to make the facility viable and sustainable by providing an income stream to support the required maintenance schedule for the pitch and sinking fund for component replacement when required. LED floodlighting will be installed in accordance with the submitted lighting design prepared by Signify (09 March 2026). The scheme comprises six 15 m high columns fitted with a total of 12 Philips Asymmetric OptiVision LED gen3.5 floodlights (BVP528 OUT T35 A35-NB LO and BVP528 OUT T35 A35-NMB LO). All luminaires are fitted with integral LO (maximum cut-off) louvres to reduce light spill and glare. The system has been designed to achieve an average maintained illuminance of approximately 200 lux across the 91 m × 55 m pitch, with a maintenance factor of 0.90, in accordance with relevant football lighting standards. LED floodlighting is required to satisfy the necessary and planned weekly usage for community participation. The lighting system will be operated during evenings of permitted use, after dusk, and up to the approved curfew hour. A lighting design supplements this planning application, and is based around the following:

Requirement	Detail
Description of Lighting Column / Luminaire Design	Refer to lighting design document
Lighting Performance Requirements	BS EN 12193 FA Guide to Floodlighting ILP <u>Guidance Documentation</u>
Specific Lighting Performance Requirements	Average Lux = >200Lux Training Average Lux = >120Lux Uniformity = >0.6 Colour Temperature = 4200K-5700K
Details of any cowls / hoods / shades / baffles to control light spill & glare	All floodlights are fitted with integral LO (maximum cut-off) louvres, providing built-in shielding to control light spill and reduce glare.

The floodlight system has been designed to provide sufficient performance as required by the sports to be played on the surface, as detailed in relevant sporting application lighting documentation. LED floodlighting was chosen, ensuring that the lighting can be controlled to reduce energy consumption and impact on surrounding environment, by offering dimming potential and ability to light individual sections of the pitch (e.g. lateral cross pitches), to facilitate economical / ecological management and prevent 'over lighting' to pitch areas when not in use.

BS EN 12193 is the standard that specifies requirements for sports lighting to ensure good visual conditions for players, athletes, referees, spectators, and CTV transmission. Its objective is to provide requirements for good quality sports lighting by:

- Optimising the perception of visual information used during sports events
- Maintaining the level of visual performance
- Providing acceptable visual comfort
- Restricting obtrusive light

Exterior Lighting Environmental Status

ILP GN01 documentation categorises the environment into five zones as per below:

Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity

This site would fall into environmental **Zone E3**, and has been designed to meet the below limitations, as outlined in ILP GN01:

Obtrusive Light Limitations for Exterior Lighting Installations						
Zone	Sky Glow ULR (max %)	Light Intrusion (into windows) EV (lux)		Luminaire Intensity		Building Luminance
		Pre Curfew	Post Curfew	Pre Curfew	Post Curfew	Average L (cd/m2)
E0	0	n/a	n/a	0	0	<0.1
E1	0	2	<0.1	2500	0	<0.1
E2	2.5	5	1	7500	500	5
E3	5	10	2	10000	1000	10
E4	15	25	5	25000	2500	25

LED luminaire technology has been chosen to meet the requirements set out in ILP GN01, whilst reducing energy consumption and potential impact on the surrounding environment / ecology. ILP GN08 states: *Many night-flying species of insect that bats hunt are attracted to light, especially those light sources that emit an ultraviolet component (LEDs) have removed this) or have a high blue spectral content (this can include LEDs).*

ILP GN08 Hierarchy of Light Impact

The lighting design has been produced in accordance with the mitigation hierarchy outlined in ILP GN08, by:

- Avoidance – Where possible, impact to biodiversity has been avoided. Where this is not possible:
- Mitigation – Where complete avoidance of impact to roosts, foraging and commuting habitat is not possible, the lighting design has been developed to minimise such impact. It is noted that the core performance requirements for the relevant sporting applications must be maintained, but where necessary, detailed designing of the lighting system including the areas of potential light spillage onto impacting areas has been undertaken by professionals tasked with minimising impact, to ensure that the light design proposed provides minimises potential impact whilst still providing the performance requirements required for the applications they are to be used for. Where this is not possible:
- Compensation – Where impact is noted and there is no ability to avoid or mitigate against the impact of the lighting scheme, as per the hierarchy in ILP GN08, constructive discussion with Local Planning Authorities Ecology department should be undertaken during the planning process, with an aim for setting a relevant Pre-Use Condition for off-setting of unavoidable impacts.

Mitigation Measures Included

The following specific mitigation measures / considerations were discussed and have been adopted on this project as per ILP GN08 Step 4 (Mitigation Measures / Sensitive Design):

- LED Lights – LED luminaires have been specified, due to their sharp cut-off, low intensity, good colour rendition and dimming capability (the design is to meet necessary 200lux average illuminance as per the relevant sporting performance requirements, whilst having the ability to dim the lights to 120lux for training events).

- Warm white light source (2700K or lower) was not possible on this application due to the performance requirement of needing to provide lighting between 4200-5700K to meet the relevant performance requirements. Reducing the light source to 2700K would mean the lighting system would not be fit for purpose, and not provide adequate safety for use of the facility by sporting users.
- Column heights were considered to produce a design maximising downwards light, and therefore minimising light spill and glare visibility.
- Operation hours – It is noted that the hours of use for the facility only shows the intended use of the facility as a whole, and do not detail how lighting will be operated during these uses. Further clarity is provided in the following table, illustrating an expected weekly plan of floodlight use during winter months:

	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
M															
T															
W															
T															
F															
S															
S															
								Hours of Potential Use of the Facility							
								Hours of Additional Potential Floodlight Use (typical)							

Please note:

- During spring, summer and autumn seasons, it would be possible to turn the floodlights on later during each day (given the usual longer daylight hours), to further minimise impact on species during months other than winter.
- Floodlighting will only operate when the facility is in use. Therefore, it is not intended that the lighting will run continuously as illustrated in the table above.
- The above table details the typical winter usage, assuming the pitch is in use for all operational hours, and therefore provides a 'Maximum' illustration of floodlight use.
- The floodlighting is designed to meet the performance requirements as set out for the relevant sporting application with ability for dimming of the lights for lower sporting applications, providing both ecological benefit through lowering of the lighting intensity / spillage, and economic benefit through operational costs for running the floodlighting. It is therefore in the applicant's interest to ensure that dimming of the lighting system occurs during most training applications, to lower operational costs.

Part Night Lighting

The lighting proposed is to be controlled by human activity (light on demand) and controlled by dimming to suit the particular use at any given period. *Given this, it is expected that the Local Planning Authority will accept the above information and subsequent lighting design as the 'worst-case' practical scenario on site, and their response to proposals will take into account that the sports facility lighting design proposed (and its dimming ability) will only be operated during specific times of day / year during use of the facility, as opposed to other lighting applications they may assess that seek constant use.*

Floodlight Mast Design

The mast height chosen was calculated using methods detailed in CIBSE Document 'LG04 Sports Lighting (2023)', ensuring that:

- Vertical overspill is low.
- Good uniformity around the playing surface is obtained.
- Lights are directed downwards towards the playing pitch surface.
- Sky glow is avoided.
- Full cut-off is achieved (as recommended by The British Astronomical Association's Campaign for Dark Skies).

If higher columns were used, more intensive lighting would be required to provide necessary performance results at ground level.

If lower columns were used, a higher aiming angle would be needed on each luminaire, which would increase overspill and glare during use.

The masts are of a slim design, which will prove further benefit to the visual impact of floodlighting during the daytime.

Floodlight Performance

The necessary performance requirements for floodlighting development is outlined in the following documents:

- BS EN 12193
- FA Guide to Floodlighting
- ILP Guidance Documentation

The lighting plan show the mast locations, floodlight orientations, luminance levels on the pitch (confirming it meets necessary performance requirements for the specific applications to be used). It is noted that ILP Guidance Documentation directly conflicts with BS EN 12193 / FA Guide to Floodlighting requirements in terms of the value of light source (*ILP GN08 suggests 2700K or lower, in comparison to FA Requirements of 4200-5700K*). As ILP is Guidance documentation, the lighting plan has been produced to meet the required sporting performance requirements, whilst also adhering to ILP Guidance where this does not conflict and taking into account GN08's hierarchy of Avoidance – Mitigation – Compensation.

Obtrusive Light

The closest residential property to the South of the proposed STP has been assessed to establish obtrusive light calculations, to assess whether the lighting plan meets requirements for the relevant environmental zone.

This results in:

Value Attained	Pre-Curfew Requirement E3	Post-Curfew Requirement E3	Result
0.08 Lux	10	2	PASS*

*As use of the facility is until 10pm, the measured illuminance during post-curfew scenarios (after 10pm) will be **0Lux**, as the lights will not be on, which results in the system being below the Post-curfew threshold for the Environmental Zone.

	<u>Lighting Design Conclusions</u> • The proposed floodlighting system is specifically designed to meet sports lighting requirements and subsequently meets the requirements for the intended sporting applications and standards of play. • The proposed hours of <u>potential</u> use for floodlighting has been shown, but it is noted that the floodlighting will only be on during actual use of the site, and this therefore represents worst-case scenario. • Given natural light during Spring, Summer and Autumn, it would be possible to turn floodlights on only when light is actually required. • The floodlighting design includes dimming features & ability to light part areas of the facility, therefore allowing the reduction of light during scenarios where full lighting of the area is not required. • Warm white light source (2700K or lower) was not possible, due to the sporting requirements outlined. • The lighting design has been developed using Philips OptiVision LED Gen 3.5 asymmetric A35 floodlights. A total of 12 no. luminaires are proposed, mounted on 6 no. 15 m lighting columns, to achieve an average maintained illuminance of approximately 200 lux. All floodlights are specified with integral LO (maximum cut-off) louvres to minimise glare and light spill. • Other guidance notes in ILP GN01 & GN08 have been adhered to, where not in direct conflict with the sporting application requirements. • In line with ILP Guidance Hierarchy when creating a lighting design, where <u>avoidance</u> of impact to biodiversity was not possible, <u>mitigation</u>, by adjusting the lighting design specifically for the site scenario, has been undertaken to minimise the spillage of light as much as possible from areas that are not specifically the pitch. • The height of masts was chosen to provide the most efficient solution, in terms of minimising intensity required / spillage / glare. • The lighting design meets obtrusive light requirements for residential properties within the relevant Environmental Zone in which it is being installed.
HARD STANDING AREAS / GOAL STORAGE AREAS / ACCESS PATHWAYS	<u>Hard Standing</u> A hard-standing area has been created along one side of the pitch, as per the associated drawings, to provide a spectator viewing area to ensure the pitch meets FA Technical Guidance. <u>Access Pathways</u> An access pathway has been created to allow access from the car park and new spectator area, ensuring that users / spectators of the facility have clean access. Access pathways have been designed in accordance with Equality Act 2010, ensuring that the perimeter paths are a minimum of 1.8m width (unless there are unavoidable pinch points where width can be reduced to 1.2m for no greater than 6m in length). As per Sport England's Design Guidance Note – Accessible Sports Facilities, where access routes are steeper than 1:60, but not as steep as 1:20, a level landing will be created for every 0.5m rise along any access route. <u>Goal & Maintenance Storage</u> Storage areas have been included to ensure all goals (when not being used) can be stored in the goal storage areas as opposed to being left on the pitch / within the 3m

	run off. This ensures the facility has been designed in accordance with relevant FA Guidelines in relation to securing obstacle free run offs during use. A maintenance storage area (storage container) has been described further in the ancillary components section but will be installed at the end of the spectator area.
INFILL MIGRATION MITIGATION FEATURES	Measures detailed in CEN/TR 17519 will be adopted in full, ensuring the proposed development contains all relevant mitigation features to minimise any potential infill dispersion into the local environment, including: • Drainage Silt Traps / Micro-Filters • Infill Containment Barriers (500mm high as per CEN documentation for synthetic turf that is laid up to the outer perimeter fencing) • Decontamination Grates / Scraper Mats (at all entrances) • Boot Cleaning Stations (at all entrances) To further reduce the potential of any infill dispersion into the local environment, further measures have also been adopted, including: • Mowing Margins: 300mm wide mowing margins around the outer perimeter (outside of fenced footprint) to provide additional buffer separating the synthetic turf / perimeter fencing and adjacent natural grassed areas.

Ancillary Equipment

GOALS	Portable football goals will be provided and installed as required by the sporting pitches marked. These goals will be of a type for use on synthetic turf pitches. All goals supplied will comply with BS EN 16579.
STORAGE CONTAINER	A storage container will be installed within the footprint of the spectator area created as per the design drawings. The storage container will be of a standard design comprising of: • 2.529m high x 6.06m long x 2.44m wide container • High tensile profiled steel, finished powder coated RAL6007 Bottle Green The storage container will house maintenance equipment, as well as various sporting equipment, to ensure regular maintenance can be undertaken to the pitch. Regular maintenance of synthetic turf pitches ensures the following performance / environmental benefits: • Less compaction of turf and infill, resulting in better adherence to performance requirements over the medium / longer term. • Extended longevity of the turf system.

Toilet block									
PROPOSAL	The proposal includes the addition of a small modular building providing male, female and Doc-M Compliant toilets with a covered shuttered vending area								
SUPPORTING DOCUMENTS	<table><tr><th>Name</th><th>Item</th><th>Completed</th></tr><tr><td>25-0601(G-234209)_ Edisford toilets and vending – A3 Drawing 1</td><td>Drawing</td><td>☒</td></tr></table>			Name	Item	Completed	25-0601(G-234209)_ Edisford toilets and vending – A3 Drawing 1	Drawing	☒
	Name	Item	Completed						
25-0601(G-234209)_ Edisford toilets and vending – A3 Drawing 1	Drawing	☒							
SITE AND SURROUNDINGS	The proposed toilet block will sit within the proposed pitch fenceline, specifically within the spectator area at the entrance of the site. By putting the toilet block within the pitch footprint, it allows for additional security and reduces the opportunity for misuse, vandalism and damage.								
USE AND PURPOSE	- Public convenience building: male, female and DDA toilet provision. This is due to the distance from the main Roefield leisure centre building and the proposed pitch. - Ancillary covered and shuttered vending area for refreshments/retail to serve visitors.								
DESIGN LAYOUT AND INTERNAL ARRANGEMENT	Separate male, female and DDA-compliant toilet pods. Clear access to each cubicle The DDA unit is designed to meet accessibility standards (level access, adequate space, etc. – you can reference compliance with Part M of the Building Regulations in general terms). The Front facing orientation of the elevations drawing will be facing towards the pitch, with the Rear facing elevation facing the fenceline/car park. The Vending machine area will be closest to the proposed pitches entrance/exit. Ramps to be provided when needed to provide step free access to the toilet block.								
MATERIAL CONSIDERATION	Scale Single-storey, low-profile structure. Proportionate to its function and surrounding buildings/open space. Appearance The Front of the toilet block will consist of 3 access doors, two to standard toilets and one for the DDA compliant toilet. The recessed vending machine area and shutter will be on the side of the building, closest to the pitch entrance. Roof form – Mono Pitch Roof. Materials Linings Walls - Fully tiled interior to toilets Vending area in ply lining Ceiling - Ceiling grid tile system Floor - 18mm (¾”) V313 Water Resistant Chipboard Lining Covered with Heavy Duty Poly-flor Vinyl <u>Exterior doors</u> 3 x steel matador secure and insulated 1 x Electric key switch roller shutter to vending area								

	Fire and intruder systems Smoke alarm fitted All electrical fixtures and fittings as per current edition of I E E Regulations. All plumbing box in or hidden where possible <u>Exterior</u> Hardwood cladding Galvanised Half Round Steel Gutter and Downpipes. 2 x External lights Roof 3 layer felt system <u>Colour</u> Natural wooden appearance to be sympathetic to surroundings. <u>Statement</u> Durable and easy to maintain
ACCESS	Inclusive Design The unit includes a dedicated DDA-compliant toilet pod. Level or ramped access to all entrances, ramps included in works. Door widths and internal layouts designed to accommodate wheelchair users, compliant to Doc-M/DDA. Approach and Parking Located Internally to pitch footprint to protect from vandalism and limits use to users of the site. Accessible through the existing car park and new proposed pathway. Simple layout - separate clearly signed entrances for male, female and DDA toilets, and a distinct vending area.
EXTERNAL WORKS	Toilet Block to sit on a concrete pad within the spectator area, which will be constructed of macadam.
SERVICES. SUSTAINABILITY AND MAINTENANCE	The building will be connected to electrical and water services as part of the proposal. All electrical work to current IEE regulations. Plumbing boxed in or hidden where possible for neatness and ease of cleaning. Smoke alarm fitted as part of fire and intruder systems. Building intended to be permanent and as such made with robust materials. A clear management/maintenance arrangement from the site operator will be provided.
CONSTRUCTION, INSTALLATION AND MANAGEMENT	The modular building can be installed within 5 days on site. Any works will be carried out in accordance with standard health and safety regulations. Disturbance to neighbours/visitors will be minimised, through the works being included with the larger pitch project.
FIRE, SAFETY AND SECURITY	Smoke alarm installed. Electrical fixtures and fittings to current IEE Regulations. Compliance with Building Regulations regarding fire and safety Shuttered vending area can be locked when not in use. Solid external doors and robust construction.

PLANNING BENEFITS AND CONCLUSION	The scheme provides: Modern, accessible public toilets (including DDA-compliant provision). Ancillary vending to improve the visitor offer. It is: Appropriately scaled and sited. Designed for inclusive access and public safety. Supports the wider use and enjoyment of the site (recreation, public health and convenience).
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Section 3 – Additional Project Surveys Overview

Surveys Undertaken	
The following surveys have been undertaken, to provide information relevant to developing the design proposals. The key findings have been summarised below:	
DESKTOP STUDY SITE REVIEW & UTILITIES SEARCH “STX7132-R01-REV_A”	The full desktop survey has been provided as an additional document. Labosport have summarised the findings below: - Proposed development comprises a new 11v11 3G LED Floodlit Artificial Grass Pitch (AGP) at Edisford Playing Pitches, Clitheroe. - The site currently forms existing grassed playing fields, associated with sports facilities and surrounding open space. - Topography: the ground shows a gentle gradient across the proposed AGP footprint, with level differences on the order of a couple of metres. - Superficial geology: predominantly Devensian Till, a clay deposit containing sand, silt, and gravel lenses, typically of low permeability. - Underlying bedrock geology: Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated)—lithologies of limestone and mudstone, classified as a Secondary A Aquifer but with low permeability. - Topsoil typically around 0.3 m thick, comprising organic soil. - No Source Protection Zone (SPZ) designation for the site. - The anticipated ground permeability is low, so infiltration drainage is likely unsuitable. - The site lies within low flood-risk classification (Flood Zone 1). - Made Ground may occur locally from past ground improvements, though further intrusive investigation is recommended. - No indication of elevated ground instability risk, consistent with cohesive superficial deposits. - It is recommended to undertake a geotechnical ground investigation to confirm the thickness and variability of superficial deposits and to inform design parameters.
TOPOGRAPHICAL SURVEY “BRI1266- T01 Edisford Playing Pitches”	The topographical survey has been provided as an additional document. This provides data from which the design of the facility has been developed.

GROUND INVESTIGATION "STX7132-R02-REV_B"	The full ground investigation survey has been provided as an additional document. Labosport have summarised the findings below: • Site history: Formerly agricultural land in the late 1800s–early 1900s, transitioning to playing fields by 2000. • Topsoil depth ≈ 0.30 – 0.35 m bgl. • Underlain by firm to stiff Devensian Till, extending beyond 1.2 m bgl with occasional cobbles. • Groundwater seepages observed at 1.0 – 1.2 m bgl. • Mining and ground stability: The site lies outside any Coal Mining Reporting Area. • Floodlight foundations: Devensian Till is suitable for traditional shallow pad type foundations; concrete class DS 1 / AC 1 required. • Design CBR = 7 % based on in situ DCP testing. • Drainage potential: Devensian Till is effectively impermeable; soakaways unsuitable. Connection to existing sewer in Blackwater Road is a viable alternative. • Chemical contamination: Topsoil chemically suitable for reuse on or off site; contamination risk low. • Waste characterisation: Topsoil non hazardous, acceptable at inert landfill; natural soils disposable as inert waste.
BS5837 Tree Survey, Tree Constraints Plan & Summary Report "BS5387 - EDISFORD PLAYING PITCHES - 45639889_TCP01 - 16-01-2026-A0" "BS5387 - EDISFORD PLAYING PITCHES - 45639889_TS01 - 16-01-2026"	A BS5837 Tree Survey, Tree Constraints Plan and Summary Report has been prepared and is attached. The proposed pitch location has been selected to avoid the root protection zones identified within the survey.
TOPSOIL ASSESSMENT STX7132-R02-REV_B	The topsoil assessment information is within the Ground investigation report. Labosport have summarised the findings below: • Topsoil was encountered at ground level in all exploratory holes across the investigation area. • The topsoil was the only surface deposit recorded and directly overlies the underlying Devensian Till. • Thickness of the topsoil layer varied slightly but was typically shallow, extending to a depth of approximately 0.4–0.5 m below ground level. • The topsoil comprised a grass-covered brown, slightly sandy, clayey material containing rootlets, consistent with active playing field cover. • Chemical analysis confirmed that the topsoil is chemically suitable for reuse on site and off site within residential developments, subject to appropriate handling and placement. • Laboratory testing categorised the topsoil as non-hazardous, and it may be disposed of at an inert landfill facility if surplus material requires removal.

	- No significant contamination risks were identified; the topsoil does not pose a health or environmental constraint to development. - Further ground investigation is not considered necessary in respect of topsoil quality or contamination.
PRELIMINARY ECOLOGICAL ASSESSMENT “PEA - EDISFORD PLAYING PITCHES, BB7 3LA - 45639889 - v2 - 03-02-26”	The Preliminary Ecology Assessment has been provided as an additional supporting document. Labosport have summarised the findings below: - The site does not contain any habitats of principal importance under Section 41 of the NERC Act (2006). - Habitats on site are common and widespread and generally of low ecological value, though scattered trees of good quality are present and could support local wildlife. - Notable habitats exist within a 2 km radius of the site. - On-site designations: None present. - Statutory sites (within 2 km): Forest of Bowland AONB (~1.7 km northwest); within impact risk zone for Hodder River Section SSSI. - Statutory sites (within 10 km): No SAC, SPA, or Ramsar sites. - Non-statutory sites: None identified within 2 km due to limited available data. <u>Foreseen Impacts</u> - No significant impacts anticipated on on-site, statutory, or non-statutory designations due to the site’s small scale and urban context. - Although in the Hodder River Section SSSI impact zone, the proposal is not high-risk for this designation. <u>Foreseen Impacts – On-site Habitats</u> - Development will result in loss of ~0.7 ha modified grassland but minimal biodiversity impact expected due to low ecological value. - No effects on notable habitats anticipated. <u>Recommendations</u> - Protect retained trees in accordance with BS 5837 (2012). - No further action needed for notable habitats. - Planning submission must include a strategy to achieve ≥10 % biodiversity net gain
BIODIVERSITY NET GAIN REPORT “BNG PART 1 AND 2 - EDISFORD PLAYING PITCHES BB7 3LA - V3.1 - 11.03.2026”	Biodiversity Net Gain (BNG) became mandatory from 12th February 2024. BNG is the creation and improvement of natural habitats during development. Any development must deliver a BNG of 10% unless it meets exemption criteria. <u>Exemption Criteria</u> A development is not required to result in 10% BNG in the following circumstances: - Existing Planning Application: If Planning was made before 12th February 2024 - Variation of Planning Permission: If it is a request for variation to an existing planning permission - Developments Below Threshold: If the development does not impact more than 25m² of on-site habitat or 5Lm of on-site linear habitat - Householder Application - Self-Build / Custom-Build Applications - Biodiversity Gain Site: Development undertaken mainly for BNG to be fulfilled - High Speed Rail Transport Network: Any development forming part of high-speed railway transport network - Urgent Crown Developments - Developments Granted by a development order

	This project does not meet any of the current exemption criteria's and therefore will be subject to 10% BNG. <u>Methods of Achieving BNG</u> BNG can be implemented in the below three methods: • Creation of BNG on-site (within the red line boundary of a development site) • If developers cannot achieve all BNG on-site, developers can make off-site BNG on their own land outside the development site, or buy off-site biodiversity units on the market (or a combination of on-site / off-site BNG) • If developers cannot achieve on-site / off-site BNG, they must buy statutory biodiversity credits from the government (this should be a last resort). <i>Developers can combine all three options above but must follow the steps in order as per the biodiversity gain hierarchy.</i> It is noted that when an application suggests BNG enhancement, the landowner is legally responsible for creating / enhancing / managing that BNG enhancement for 30 years to achieve the target. Therefore, if on-site / off-site gains are being sought, the applicant is to pay the land manager to manage that BNG land for 30 years. <u>Site Specific BNG Gain</u> The detailed BNG report and metric has been provided as an additional document, with Labosport summarising the findings below: • Existing baseline biodiversity value of the site = 1.51 Habitat Units • On-site post intervention value of the site = 0.22 Units • Net Unit Change = -1.29 Habitat Units • Offsite habitat credits to be purchased – 1.43 Labosport recognise that the Ecology Consultee / Local Planning Authority will include the following planning condition, with respect to BNG: 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: 1. A Biodiversity Gain Plan has been submitted to the planning authority, and 2. The planning authority has approved the plan. This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended). This condition will allow this planning application (subject to other consultee responses) to be granted, which will enable a Contractor to be sought, and funding allocated. At this stage, the Contractor (prior to commencement of works) will therefore be able to purchase the off-site units required and submit the requested Biodiversity Gain Plan.
DRAINAGE STRATEGY	A Surface Water Strategy has been prepared for the proposed Artificial Grass Pitch (AGP). The site currently has no formal surface water drainage; however, an existing ditch to the south of the site will be utilised as the discharge point in accordance with the SuDS hierarchy.

	Infiltration testing confirmed that soakaways are not viable due to low permeability soils. Surface water will therefore discharge to the existing ditch at a controlled rate. The total drained area is approximately 6,440m². Runoff will be restricted to the calculated greenfield rate of 8.0 l/s via a proprietary flow control device. The pitch construction incorporates a permeable sub-base which provides on-site attenuation for up to the 1 in 30-year storm event. During the 1 in 100-year plus 50% climate change event, exceedance will be safely contained within the pitch area through perimeter kerbing, ensuring no off-site flooding occurs. The drainage system has been designed in accordance with current national policy and climate change allowances, and the development will not increase flood risk elsewhere.
NOISE ASSESSMENT "11841_EDISFORD PLAYING PITCHES, CLITHEROE_AGP_NIA_05032026_MA – REVA"	The Noise Impact Assessment has been provided as an additional document, with Labosport summarising the findings below: • A 2.5m high acoustic barrier has been suggested as appropriate to mitigate the effect of the noise from the pitch on the dwellings to the South. • Alternatively, if whistles must be used frequently and a no-whistle policy is not desired, then the barrier height should be increased to 3.5m. • The noise impact assessment concluded the development would fall between Observed Adverse Effect Level and Significant Observed Adverse Effect Level • Along with management measurements, the proposed scheme reduces impact as far as possible. • The potential noise impact will need to be considered in the planning balance by the Local Planning Authority, in relation to the benefit of the development against any perceived detriment. • The highest predicted noise level from the proposed AGP is 45 dB LAeq (1 hour) at the ground floor of the nearest noise sensitive dwellings to the east, and 49 dB LAeq (1 hour) at the ground floor of the nearest noise sensitive dwellings to the south. • The World Health Organisation provides a sound reduction through an open window of 15 dB(A) which results in a predicted internal equivalent noise level of 30 dB LAeq (1 hour) at the houses to the east, and 34 dB LAeq (1 hour) at the ground floor of the houses to the south. • The predicted noise level falls below the proposed criterion of 50 dB LAeq (1 hour) derived from WHO 1999 as being the threshold for the onset of moderate annoyance. • The highest predicted noise level in the gardens is 50 dB LAeq (1 hour), which meets the proposed criterion of 50 dB LAeq (1 hour). <u>Noise Management Plan</u> - Signage will be installed in close proximity to the pitch & user access areas, to inform users that swearing / anti-social behaviour is unacceptable, and if reported, could lead to dismissal / disciplinary action against the users at the time of the reported incident. - The facility operator will also put further details of this on their website, and provide a facility on the website for neighbours to report incidences for excessive noise / anti-social behaviour.

	- Through the pitch booking facility, incidences will be swiftly identified to particular user groups, with a formal process then being enabled to determine the cause(s) for the adverse noise, warnings, and if required, disciplinary action to deter / minimise / resolve any noise related incidents. Noise Impact Conclusions Through the implementation of all suggestions made in the noise impact assessment, we believe the development aims to minimise noise as much as possible, without negatively impacting residential amenity. We recognise Environmental Health will be consulted regarding this application, and wish to remind all that the existing facility is used for similar sporting uses, and the noise mitigation implementations suggested within this application look to reduce noise as much as feasible, without causing negative implications regarding other aspects of residential amenity.
TRANSPORT ASSESSMENT "R-TA-31271-01-0 TRANSPORT ASSESSMENT"	The Transport assessment is supplied as an additional document, but Labosport have summarised the findings. • The site is well served by sustainable transport: nearby bus stops and an extensive footway network linking to surrounding residential areas. • The car park serving the wider Edisford Sports Complex and Roefield Leisure has 241 spaces. • Existing block-booked football use of the grass pitch will transfer to the AGP. The AGP will mainly improve reliability and capacity for all-weather training and matches, reducing cancellations, rather than creating significant new peak-time demand. • Off-peak community use is expected to be limited because there is already good 3G provision nearby and low daytime demand. • A parking survey over a peak weekend (31 Jan–1 Feb 2026) shows the car park has sufficient capacity for current peak use, which will not increase as a result of the AGP. Any extra off-peak use can be accommodated within existing spare capacity. • The operator will promote active travel to the site with partner clubs and community groups. Overall finding: there are no highway or transport reasons to refuse planning permission. The scheme is considered compliant with relevant NPPF paragraphs (115 and 116) and local transport policies.

Section 4 – Access Statement

Parking and Access	
TRAVEL AND PARKING OPPORTUNITIES	Travel and parking opportunities are already provided for on site, as this development is proposed at an existing playing field facility. Vehicular parking areas adjacent at Edisford Road Playing Fields consist of: • 241Nr vehicle spaces on site Pedestrian access between the car park, pitches and surrounding area is well provided for. Edisford Road benefits from street-lit footways on both sides of the carriageway, approximately 2m in width, which continue eastwards into Clitheroe town centre. A signalised pedestrian crossing is located around 30m east of the Edisford Road car park access, with dropped kerbs and tactile paving, allowing safe movement between the car park, playing fields and the wider Edisford Sports Complex The footway network along Edisford Road links the site to nearby residential areas and to public transport facilities within walking distance, ensuring that the development is accessible by sustainable modes of travel. Consequently, the proposed AGP benefits from established parking and pedestrian infrastructure, and offers opportunities for users to travel to the facility without reliance solely on private vehicles. Local bus routes 5A, 11, 510, 645 and 903 service the pitches. To note, the nearest public transport link to the entrance of the site is: Bus Stop - Caravan Park – 100m away The above demonstrates that adequate public transport links are available to serve the site.
STP PARKING DEMANDS	The expected usage of the new STP will be primarily for local sports teams and community users, with organised bookings and community use as outlined. It is therefore expected that parking demands will be satisfied by the existing parking provision at the site, offering sufficient space to accommodate users travelling by car. It is noted that the facility is located within an existing playing field site and the development will not significantly increase parking demand beyond current site activity levels. As the development proposals relate to the provision of a new sports pitch within an established recreational area, no significant increase is expected in relation to overall parking demands.
TRAVEL AND PARKING MANAGEMENT PLAN	A travel and parking management plan, implemented by the client, will ensure: • Structured usage of the facility, to ensure there are not periods where parking would not be possible • Promotion of car sharing as well as a drop-off / collect system (where required)

	Promotion of the use of green travel methods, including walking, cycling and use of the local transport links, whenever possible, to visitors / users of the STP. In conclusion, we believe the proposals will not generate a noticeable increase in traffic generation when compared to the existing uses of the facility. We therefore believe the proposals are likely to meet transport / highway requirements.
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General Access	
PEDESTRIAN ACCESS ROUTES	A new Emergency & Maintenance Vehicle / Pedestrian access route is proposed to provide access from the existing car park to the proposed STP. The pitch replaces the existing grass pitch and therefore does not affect existing pedestrian routes across the site. A new pedestrian pathway will connect the spectator area of the pitch to the car park.
EMERGENCY AND MAINTENANCE ACCESS	Emergency and maintenance access to the STP will be provided via the proposed access route connecting the pitch to the existing car park. This route will allow maintenance and emergency vehicles to reach the facility directly from the existing site access.
WHEELCHAIR ACCESS	The proposals include creating a pedestrian access to the STP of suitable width (as per Equality Act 2010 / Doc-M Compliance / Sport England's Design Guidance Note.

Section 5 – Planning Statement

Planning Requirements	
Labosport have assessed guidance on planning applications for the relevant Local Planning Authority based on their planning website, and have noted the following features that will be required for this particular application:	
RELEVANT COUNCIL	RIBBLE VALLEY BOROUGH COUNCIL
PLANNING AUTHORITY ESSENTIAL CHECKLIST	- Completed Planning Application Form - Correct Planning Application Fee - Ownership Certificate and Agricultural Land Declaration - Site Location Plan - Existing and Proposed Site Layout / Block Plans - Design and Access Statement - Existing and Proposed Elevation Drawings
RELEVANT NATIONAL PLANNING POLICY FRAMEWORK CONSIDERATIONS	Section 2 Achieving Sustainable Development Section 4 Decision Making Section 8 Promoting Healthy and Safe Communities Section 11 Making Effective Use of Land Section 12 Achieving Well Designed and Beautiful Places Section 15 Conserving and Enhancing the Natural Environment
RELEVANT DEVELOPMENT PLAN POLICIES	<u>Ribble Valley Core Strategy 2008–2028</u> - Policy DMG1 – General Considerations - Policy DMG3 – Transport and Mobility - Policy DME2 – Landscape and Townscape Protection - Policy DMB3 – Recreation and Tourism Development

	• Policy DMB4 – Open Space Provision • Policy DMB5 – Footpaths and Bridleways
COMMUNITY CONSULTATION	This proposed development (if approved) is applying for funding from The Football Foundation's AGP Framework. As part of The Football Foundation Grant Application Process, clients are required to provide sufficient evidence of potential community use from the development to access the funding programme. This application is supplemented by a draft Community Use Agreement, which outlines the anticipated community user groups that have been identified to benefit from receiving access to the facility, should the proposal be granted.
LOCAL FOOTBALL FACILITY PLANS	The Ribble Valley Playing Pitch and Outdoor Sport Strategy (PPOSS) provides the strategic framework for assessing the current and future need for outdoor sports facilities across the Borough. The strategy evaluates the supply, quality and accessibility of existing playing pitches and identifies priorities for future investment and improvement. It highlights pressures on natural grass pitches, particularly for football, where the capacity and resilience of pitches can be constrained by intensive use and seasonal weather conditions. The strategy recognises that whilst Ribble Valley benefits from a range of good quality sports facilities, there is increasing demand for additional and improved provision to support participation and maintain the quality of existing pitches. In particular, the strategy identifies the need to develop additional artificial grass pitch provision, which can help address overuse of natural turf pitches and provide reliable year-round playing surfaces. Participation in football remains strong across Ribble Valley, with a large number of affiliated junior, youth and adult teams operating within the Borough and surrounding areas. Existing artificial pitch facilities experience significant levels of use during peak periods, particularly in the winter season when natural grass pitches often become unplayable due to adverse weather conditions. Local facility planning undertaken by the Football Association and the Football Foundation supports the continued development of 3G artificial grass pitches as a key component of the football facility network. These facilities are capable of supporting both training and match play throughout the year and can significantly increase overall pitch capacity when compared to traditional grass surfaces. The provision of a 3G synthetic turf pitch at Edisford Playing Pitches would directly respond to these identified needs by delivering a modern, floodlit, all-weather facility capable of accommodating both school and community use. The proposal would increase local playing capacity, reduce pressure on existing grass pitches across the Borough and support the strategic objectives of Ribble Valley Borough Council, the Football Association and Sport England in delivering sustainable, high-quality sports infrastructure.
SPORT ENGLAND CONSULTATION	Sport England are a statutory consultee for this type of planning application. Sport England will oppose the granting of planning permission for any development which could lead to the loss of, or prejudice the use of: • All or any part of a playing field • Land which has been used as a playing field and remains undeveloped • Land allocated for use as a playing field

	Unless in the judgement of Sport England, the development as a whole meets with one or more of the below 5 exceptions: Sport England has reviewed the pre-application proposal for a 3G synthetic turf pitch at Edisford Road Playing Pitches in its role as a statutory consultee for development affecting playing fields. The proposal would replace an existing natural grass football pitch with a 91 m × 55 m floodlit 3G pitch. As the scheme involves the loss of a playing field, it has been assessed against paragraph 104 of the National Planning Policy Framework and Sport England's Playing Fields Policy, specifically Exception 5, which allows development where the sporting benefits outweigh the loss of playing field provision. Sport England recognises that the proposal is supported by an identified strategic need for 3G provision in the area, as evidenced by the Ribble Valley Playing Pitch Strategy and the Local Football Facility Plan. The Football Foundation has confirmed that the site is a priority project for potential funding, that there is a shortfall of 3G facilities locally, and that the enhanced usability and year-round playability of the pitch would deliver significant benefits to football participation. While there is a reduction in pitch size compared to the existing grass pitch, adult football use can still be accommodated, and the overall benefit to training and community use is considered to outweigh this loss. On this basis, Sport England indicates that it is likely to raise no objection to a subsequent planning application, provided the scheme is delivered broadly in the form described and in accordance with relevant technical guidance. They note that matters such as noise mitigation and securing FA registration of the pitch via planning condition should be addressed at application stage. Overall, the response is supportive in principle and confirms that the proposal accords with national planning policy and Sport England's Playing Fields Policy.
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Section 6 – Planning Conclusions

Conclusions	
CONCLUSIONS	Having assessed relevant planning policies and material considerations relevant to this proposal, we request this proposal is accepted, due to the following: - The proposed Synthetic Turf Pitch will replace an existing area that has previously been used for football type applications, therefore providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements, whilst implementing construction techniques outlined for the various specific components to ensure minimum waste and pollution is caused by the development, in accordance with National Planning Policy Framework Section 2 - Achieving Sustainable Development. - The proposal will give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with National Planning Policy Framework Section 8 – Promoting Healthy and Safe Communities - The proposal will ensure surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with National Planning Policy Framework Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Appendix A – Existing Site Photographs

Site Overview – Proposed Access	Proposed pitch location
	
View North from access point	View South and existing tree line towards residential dwellings
	

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