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Your ref: 3/2026/0375
Our ref: 3/2026/0375/HDC/KW
Date: 14 July 2026

Location: Playing Field Edisford Road Clitheroe BB7 3LA
Proposal: Proposed synthetic turf pitch, including fencing, acoustic barrier, floodlighting, access path, toilet block and ancillary equipment.
Grid Ref: 372910 441348

Dear Maya Cullen

Further to our original comments dated 30th June 2026, we would make the following updated comments.

Introduction

The Local Highway Authority (LHA) are in receipt of an application for a proposed synthetic turf pitch, including fencing, acoustic barrier, floodlighting, access path, toilet block and ancillary equipment at the Playing Field, Edisford Road, Clitheroe.

Site Access

The proposed site will continue to be accessed via an existing field gate within the Edisford Road car park, which is the existing arrangement for the grass pitch. The car park has an existing access onto Edisford Road, which is classified as the B6243 and subject to a 30mph speed limit.

Pedestrian and cycle access will remain via the existing access points off Edisford Road, through Edisford Road car park.

Highway safety

There have been five recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Proposal

The proposed development comprises a new artificial grass pitch (AGP), which replaces an existing grass pitch present on the site. The proposed AGP will support all-weather training and matches, reducing the number of cancellations due to inclement weather conditions.

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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.

The proposed AGP will be line marked for the following configurations:

- 1 x 11v11 Pitch (91m x 55m);
- 1 x 9v9 Pitch (73m x 46m);
- 2 x 7v7 Pitch (55m x 37m); and,
- 4 x 5v5 Pitch (37m x 25.5m).

This means that the capacity of the pitch could be approximately 56 participants with 4 5v5 matches available for use on the proposed pitch at any one time, depending on how many substitutes each team has.

Parking

The Edisford Road car park accommodates parking associated with the wider Edisford Sports Complex. The current capacity of the car park is 233 pay and display spaces and 8 disabled parking spaces. The car park is the responsibility of Ribble Valley Borough Council, operating throughout the week between 08:00-18:00, parking charges apply with parking available from 30 minutes to over 5 hours.

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.

Further to our original request for additional survey work at the car park to occur we have received further information to advise that the pool is temporary closed therefore additional survey work will not provide a robust picture of the parking demand.

We are also advised that the car park occupancy is highly variable depending upon the weather due to multiple outdoor facilities/attractions at the site and that holidays and weekend days with warm dry weather can often result in the car park being full at peak periods.

Due to this we are satisfied that no further survey work is required at this time and that there will be times when the car park will be full and users will need to find alternative provision.

We would request that the following items are 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.

Should the application be approved, we would seek mitigation measures on Edisford Road comprising of new parking restrictions for highway safety reasons.

Highway mitigation

The LHA is aware of an ongoing parking problem along unrestricted parts of Edisford Road and understands that 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. In aim to address these concerns as well as to ease traffic flows, the LHA requests that mitigation be provided through the pursuit of an extension to the existing Traffic Regulation Order (no waiting restriction). This proposal will require the applicant to enter into an appropriate legal agreement with Lancashire County Council and will be subject to the statutory Traffic Regulation Order process.

Sustainability

Edisford Road benefits from good accessibility to a range of sustainable transport modes. Pedestrian provision in the vicinity of the site is provided by continuous, street-lit footways of approximately 2m width provided on both sides of Edisford Road. These footways provide direct connections into the surrounding residential areas of Clitheroe, facilitating convenient access for local users. 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.

In terms of cycling, whilst there are no segregated cycle facilities immediately adjacent to the site, cycling accessibility mapping included within the Transport Assessment indicates that the entirety of Clitheroe, together with a number of surrounding settlements, falls within a 20-minute cycling catchment of the site. As such, the opportunity for trips to be undertaken by bicycle is considered to be reasonable, albeit dependent on user confidence in sharing carriageway space.

The site is also served by public transport, with bus stops located on Edisford Road. These stops are served by local bus routes, including the 5A and 11 services, which provide connections to Clitheroe town centre and surrounding villages.

Promoting sustainable travel for users of the site to use the bus service, walking and cycling would reduce the impact upon the car park. This can be promoted on the website with bus timetables, route maps and information regarding cycle parking on site.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved, we would seek a condition that requires that a traffic regulation order be pursued by Lancashire County Council 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.

1. 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

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