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Your ref: 3/2026/0375
Our ref: 3/2026/0375/HDC/KW
Date: 30 June 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

With regard to your consultation letter dated 5 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further information

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

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.

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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.

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.

The LHA would, however, request 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 than during the winter months, such as January.

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.

Conclusion

Whilst the proposal is not expected to generate a significant increase in traffic beyond the established use of the site, further information is required to enable a robust assessment of parking capacity within the Edisford Road Car Park and the resulting highway impacts.

The submitted parking survey demonstrates that spare capacity exists within the car park during the surveyed peak periods. However, as the surveys were undertaken during the winter months, the Local Highway Authority requests that additional parking surveys are undertaken during the summer period (May–July), when demand associated with the wider sports complex and surrounding recreational facilities is likely to be greater. The results of these surveys will allow a more comprehensive assessment of the adequacy of parking provision associated with the proposed development.

Yours sincerely

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