

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 23 July 2026				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	23/07/2026	
Application Ref:	3/2026/0375	Proposed synthetic turf pitch, including fencing, acoustic barrier, floodlighting, access path, toilet block and ancillary equipment.		REC: APPROVAL

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

1. Further details on the proposed flood lighting have been submitted which confirms that light intrusion beyond the pitch is low and remains well below the E3 post-curfew threshold. As such, provided that the lighting is implemented in accordance with the measures outlined in Section 6 of document ref: G-234209, the lighting scheme is considered to be acceptable.
2. As such, Condition 2 is updated to reflect the latest lighting information submitted and Condition 13 is added to ensure that the lighting scheme is secured in accordance with the approved details and remains in perpetuity for the lifetime of the development.
3. The proposed Biodiversity Net Gain (BNG) Strategy has also been reviewed, and the Agent has confirmed that they anticipate the development can deliver all of the required habitat net gain on-site, or the majority of habitat on-site with a minor off-site provision. The proposal is therefore considered acceptable in biodiversity terms and capable of satisfying the statutory BNG requirements, subject to compliance with the mandatory BNG condition.
4. The red line boundary has been updated to accommodate the on-site BNG provision and Condition 2 updated.

Condition 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.

*Amended Location Plan drawing ref: 25-0601(G-234209) 01 Version 03 (received 23 July 2026)
Amended Proposed Site Plan drawing ref: 25-0601(G-234209) 02 Version 04 (received 23 July 2026)*

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

Flood lighting dimensions (received 15 July 2026)

Floodlighting and Obtrusive Light Additional Info document ref: G-234209 Version 1.0 (received 15 July 2026)

Amended Lighting Assessment dated 13 July 2026 (received 15 July 2026)

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

Condition 13

The floodlights shall be implemented strictly in accordance with the details outlined in the following document 'Floodlighting and Obtrusive Light Additional Info document ref: G-234209 Version 1.0 (received 15 July 2026)' and shall remain in perpetuity for the lifetime of the development.

REASON: In the interests of amenity.