

[REDACTED]

From: [REDACTED]
Sent: 18 June 2026 10:43
To: Planning
Subject: 3G Pitch planning proposal - [REDACTED]

⚠ External Email

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Hello,

My family and I live near where your proposed pitch will be located. I have a few concerns that I would like to put down in writing. One is the obvious additional noise that will be caused by the site. My [REDACTED] [REDACTED] the site and the potential for excessive noise that may keep [REDACTED] from going to sleep is a concern. What time will the pitch be open until?

My other concern is that if this is a 3G pitch (using rubber crumb infill) there are hazards to the health of people using it. Many article exist that detail the danger of the chemicals the rubber infill gass off and communicates through skin contact. No long term studies have been done as yet, but short term studies do suggest there is enough evidence that if an alternative synthetic pitch can be used then it should be.

Is the pitch going to be a rubber crumb infill synthetic pitch?

Below are some articles on 3G pitches and their potential dangers.

[Report calls for ban on artificial 3G sports pitches in Scotland - BBC News](#)

[Artificial turf, crumb rubber infills and linked public health, sustainability and environmental concerns | British Journal of Sports Medicine](#)

Thank you,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 18 June 2026 16:07
To: Planning
Cc: Lyndsey Hayes
Subject: Fwd: Residents' response to consultation notification Application 3/2026/0375
Roefield Sports Centre, Edisford Road, Clitheroe
Attachments: Vicarage Close junction parking problems - examples photos.pdf; ERM response to Roefield consultation 18.6.26.pdf

 External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Planning

Apologies . I've just realised that I incorrectly referred to previous application 3/2028/0372 in my letter. Looking to the future no doubt !. The reference should have been to the previous AWP application 3/2018/0372.

Letter duly corrected and attached. Letter is correct way up as well ! Apologies, again.

Best regards
[REDACTED]

----- Original

Message -----

From: [REDACTED]
To: planning@ribblevalley.gov.uk Cc: Lyndsey.Hayes@ribblevalley.gov.uk
Sent: Thursday, June 18th 2026, 12:51
Subject: Residents' response to consultation notification Application 3/2026/0375
Roefield Sports Centre, Edisford Road, Clitheroe

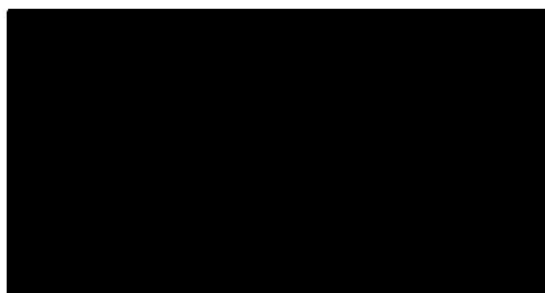
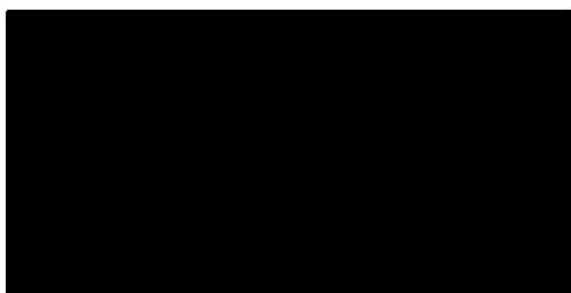
Dear Lyndsey

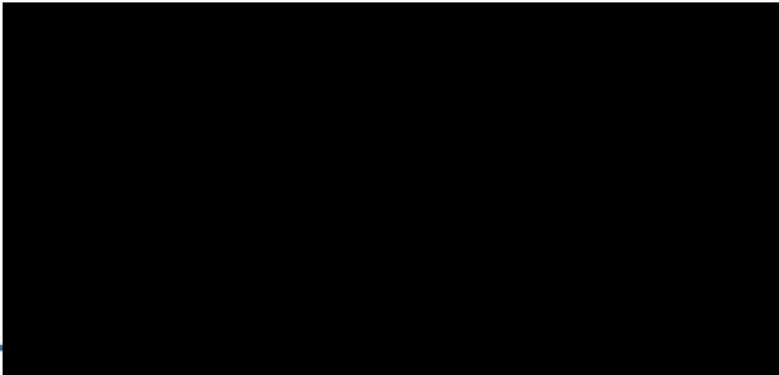
The attached letter is intended as a response to the current residents' consultation on the proposed additional AWP development adjacent to the Edisford car park.

The letter has a dual role - to both inform the current planning application (via the normal DC comments process) but also to make yourself aware of the ongoing traffic and parking problems associated with the present all weather pitches together with the other fitness and sports facilities. Local residents hope that the current application will provide an opportunity to address the present difficulties but also to avoid that situation getting worse with an increased footfall. The submitted Highways Statement says 'no problem, the existing car park has bags of capacity' but that is because many motorists choose to skip the car park charges and park instead on Edisford Road, beyond the parking restriction in front of the houses and block private drives. My letter (attached) and photos explain the problem.

We don't want to stand in the way of better recreation facilities to serve the Borough but hope the Council will see an opportunity to work with LCC in a supporting and responsible manner to address the difficulties created by Roefield at present.

Best regards





Lyndsey Hayes
Planning Manager
Ribble Valley Borough Council
Civic Offices
Church Walk
Clitheroe
BB7 2RA

18 June 2026

Dear Lyndsey

Proposed All Weather Pitch and associated facilities, Edisford Playing Fields, Edisford Road, Clitheroe 3/2026/0375

I am writing as a neighbour of the existing Roefield sporting facilities but also as [REDACTED] managing the common facilities for the adjacent Vicarage Close housing scheme).

I have been asked to submit comments on behalf of the residents who broadly welcome the provision of improved sporting and recreational facilities to serve Clitheroe residents. As a [REDACTED] I anticipate that you might receive concerns from those living nearest to the new AWP, especially in relation to potential loss of amenity due to noise and light.

Due to our proximity to the current AWP built in 2018/19 we know that use of the pitch does lead to some loss of amenity, and the need to limit and then monitor noise and light was recognised by the Council through the imposition of condition 5 on PP 3/2018/0372 : –

5. Within 6 months of development first being operational, a further luminance and acoustic report based on the sites operation shall have been submitted to, and approved in writing by the Local Planning Authority. REASON: In the interests of safeguarding residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

We hope that the Council will impose and monitor similar controls for the new proposal, notwithstanding that our own housing scheme would be some distance away from the new AWP, but other dwellings are in closer proximity.

Just for the record, we have looked for the discharge of condition documentation (and the relevant surveys) on the 3/2018/0372 application file but without success. It would be relevant to the present application for the results of that survey to feature in the noise and light reports submitted for the Council's consideration. Why is that not so?

However, we do have concerns about the continuing impact of the growth of the Roefield sports and fitness centre, with its substantially increased daily footfall, upon the local community as a result of traffic and car parking. As the facilities grow, so patrons are attracted from a wider part of Ribble Valley and even further afield and most of those arrive by car.

Yes, there is a car park with spare capacity most of the time, but the underuse is because a significant number of motorists don't use the car park but choose to park alongside Edisford Road and across our site entrance on a daily basis. They also use [REDACTED] to turn their vehicles, often at speed as they know it is private and they shouldn't be there. Obstruction of the access has involved Lancashire Constabulary.

We are concerned about the safety of the young children living within [REDACTED] but I am also concerned that the intentions of both the planning authority and the highway authority to obtain a safely designed access with adequate visibility has been totally negated by car parking, even on the footpath. The highway authority is already aware of that concern and has tried to ease matters at the junction by painting white lines on the radii but does not consider that yellow lines are needed. The white lines have no statutory enforcement status and usually ignored.

As the [REDACTED] for the [REDACTED] scheme, I recall that condition 6 on OPP 3/2013/0014 imposed a standard visibility condition requiring clear sight lines 2.4m x 43m either side of the access centreline. That was in the interest of highway safety to ensure that residents cars could exit on the safe basis. But that visibility is rarely achieved because it is impossible to see up and down the road due to parked cars. Which means that my neighbours and myself have to exit the access virtually blind, often creating problems for other road users travelling in both directions. I attach a set of photographs which clearly illustrate the problem.

Surely that is not a satisfactory situation when the cause of the car parking is users of the Council facilities choosing not to pay to use the available space on the Edisford car park. If Roefield was privately operated, the local planning authority and the highway authority would be seeking to find an answer to the problem but that does not , despite our pleas.

[REDACTED] it seems totally illogical for the planning authority to impose an access visibility condition (at the request of the highway authority) on the planning permission for [REDACTED] and then turn a blind eye to the car parking generated by its own facilities which nearly always obstruct that sight line.

With that in mind, we feel that the Highways Statement which accompanies the application fails to properly address the potential impact of the increased facilities. It only examines the existing car park and concludes that there are plenty of available spaces but fails to look further afield and look at the broader context for the Roefield facilities. Had that been done he/she would have noticed the substantial on-street parking already generated by Roefield further up Edisford Road, ie, beyond the present parking restrictions - and that would have been noted in the report.

The author should also have noted that there are two informal pedestrian accesses to the existing facilities (through the gaps in the boundaries at the north-east corner of the playing fields), which allow sports users to park further up Edisford Road and gain a short-cut access to the AWP and grass pitches more directly.

Could we therefore ask that the Council takes into account the parking and access visibility problems which I have explained, above, and ensure that the continuing problem is not made worse by the increased footfall associated with Roefield expansion. Our suggestion is that parking restrictions be imposed for a greater length of Edisford Road and we would be grateful if the Borough Council could take that up with Lancashire County Council on our behalf.

Regards

[REDACTED]