

Ribble Valley BC
Council Offices
Church Walk, Clitheroe
Lancashire. BB7 2RA

Dear Nicola Hopkins

Ref: Planning Application No: 3/2026/0375 – Grid Ref: 372910 441348.

We, [REDACTED], wish to formally register our objection to the above planning application. Our concerns are based on the following grounds:

1. Environmental impact
2. Increased traffic and associated risk to children on Blakewater Road
3. Air pollution
4. Noise pollution
5. Light pollution
6. Increased risk along a well-used pedestrian route to the river within this cul-de-sac
7. Impact on residents' mental wellbeing

We address each concern in turn:

1. Environmental impact: The proposed development would negatively impact the local environment and wildlife. Bats are regularly seen at dusk, and barn owls hunt in the area, along with other established species. The development risks disturbing or displacing these animals and damaging their habitats. The use of floodlights until late evening would further disrupt nocturnal wildlife, likely driving them away and harming local biodiversity
2. Associated risk relating to parking: There appears to be no provision for additional parking. The existing car park opposite Roefield is already overcrowded and presents safety concerns at peak times. Increased traffic from this development would exacerbate these issues, likely leading to overspill parking on nearby residential streets. This would increase congestion and pose a greater risk to residents, particularly children, given the pitches are situated just 6 metres from an already busy cul-de-sac.
3. Air pollution: In addition to pollution generated during construction from plant and machinery, the development would result in increased traffic once operational. This would lead to higher vehicle emissions in the area, negatively affecting air quality. This is particularly concerning given the proximity to residential homes and the potential impact on the health and wellbeing of children.
4. Noise pollution: The proposed noise mitigation measures are unlikely to be effective for residents of Blakewater Road. Sound baffle boards will only reduce noise up to their

installed height, while properties on Blakewater Road sit at a higher elevation, allowing noise to travel over the barriers. As a result, residents would remain exposed to significant noise from the pitches. The report's reference to a potential "no whistle" policy further highlights anticipated noise concerns, reinforcing that the measures are inadequate. Additionally, the proposed hours of use would lead to increased noise disturbance during key social and relaxing times, particularly at weekends.

5. **Light Pollution:** The proposed floodlighting raises significant concerns regarding light pollution. In addition to its impact on local wildlife, the effect on nearby residents particularly those whose properties face the fields, must be carefully considered. Floodlights positioned so close to residential properties would create a severe and intrusive impact, affecting amenity and quality of life.
6. **Increased risk along a well-used pedestrian route:** Blakewater Road is currently a well-used pedestrian route for the local community, providing access to a number of local amenities. If the pitches are built in the proposed location, this route is likely to become significantly busier due to increased footfall. It is also likely that parked vehicles will obstruct pavements along this route. As previously noted, this would not only cause inconvenience to local residents but also presents a significant safety risk to pedestrians.
7. **The negative impact on the mental wellbeing of local residents:** The proposed development, due to its close proximity to residential properties on Blakewater Road and surrounding streets. This will have a significant negative impact on residents' mental wellbeing. Increased noise, traffic, light and air pollution would contribute to heightened stress and ongoing disturbance. Given the size of the available land, it is unclear why such a large facility has been positioned so close to homes.

We understand the local need for such facilities and are not wholly opposed to the proposed development. However, we respectfully request that the plans be revised so that the pitch is relocated further away from Blakewater Road, in closer proximity to the existing pitches, in order to mitigate the impacts identified. We also request that the car parking provision is reviewed as part of this consultation, as the current facilities are already inadequate and not fit for purpose.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 13:27
To: Planning
Subject: Planning Application Comments - 3/2026/0375 FS-Case-851055039

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0375

Address of Development: Playing Field Edidford Road Clitheroe
BB7 3LA

Comments: Dear Nicola Hopkins

Ref: Planning Application No: 3/2026/0375 – Grid Ref: 372910 441348.

I, [REDACTED], formally register my objection to the above planning application. My objections are based on the following grounds:

1. Environmental impact: The proposed development would negatively impact the local environment and wildlife. Bats are regularly seen at dusk, and barn owls hunt in the area, along with other established species. The development risks disturbing or displacing these animals and damaging their habitats. The use of floodlights until late evening would further disrupt nocturnal wildlife, likely driving them away and harming local biodiversity.
2. The negative impact on the mental wellbeing of local residents: The proposed development, due to its close proximity to residential properties on Ribble Prospect, Blakewater Road and surrounding streets, would have a detrimental impact on my and other residents' mental wellbeing. Increased noise, traffic, and light and air pollution would contribute to heightened stress and ongoing disturbance. Given the size of the available land, it is unbelievable that such a large facility has been positioned so close to homes.
3. Light Pollution: The proposed floodlighting raises significant concerns regarding light pollution. In addition to its impact on local wildlife, the effect on nearby residents particularly those whose properties face the fields, must be carefully considered. Floodlights positioned so close to residential properties would create a severe and intrusive impact, affecting amenity and quality of life.
4. Air pollution: In addition to pollution generated during construction, from plant and machinery, the development would result in increased traffic once operational. This would lead to higher vehicle emissions in the area, negatively affecting air quality. This is particularly concerning given the proximity to residential homes and the potential impact on the health and wellbeing of children.

5. Noise pollution: The proposed noise mitigation measures are likely to be ineffective for residents of Blakewater Road. Sound baffle boards will only reduce noise up to their installed height, while properties on Blakewater Road will sit at a higher elevation, thereby allowing noise to travel over the barriers. As a result, residents would remain exposed to significant level of noise from the pitches. The report's reference to a potential "no whistle" policy further highlights anticipated noise concerns, reinforcing that the measures are inadequate. Additionally, the proposed hours of use would lead to increased noise disturbance during key social and relaxing times, particularly at weekends.

6. Associated risk relating to parking: There appears to be no provision for additional parking. The existing car park opposite Roefield is already overcrowded and presents safety concerns at peak times. Increased traffic from this development would exacerbate these issues, likely leading to overspill parking on nearby residential streets. This would increase congestion and pose a greater risk to residents, particularly children, given the pitches are situated just 6 metres from an already busy cul-de-sac.

7. Increased risk along a well-used pedestrian route: Blakewater Road is currently a well-used pedestrian route for the local community, providing access to a number of local amenities. If the pitches are built in the proposed location, this route is likely to become significantly busier due to increased footfall. It is also likely that without sufficient parking provisions, Patrons would start parking their vehicles along Blakewater Road. The parked vehicles will obstruct pavements along this route. As previously noted, this would not only cause inconvenience to local residence but also presents a significant safety risk particularly to children, residents, and pedestrians.

I accept that there is a need for such facilities and therefore I am not wholly opposed to the proposed development. Therefore, I would request that the plans are reviewed and amended so that the pitch is further away from Ribble Prospect and Blakewater Road, and in closer proximity to the existing pitches. Furthermore, I would also request that car parking provision is reviewed as part of this consultation, as the current facilities are already woefully inadequate to accommodate for the increased traffic flow and parking.

Yours sincerely

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