

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:	3/2026/0419	Proposed development of wheeled sports facility (pump track) with associated drainage.		REC:	APPROVAL
Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application: 1. The Biodiversity Net-Gain Assessment (BNG) has since been amended to provide an amended net-gain which takes into consideration the removal of the hedgerow to the eastern part of the site. The report confirms that this is to be re-instated as part of this development proposal and the mandatory BNG can be accommodated on site and will deliver a 13.02% increase in habitat units and an 83.68% increase in hedgerow units. 2. As such, Condition 2 is updated to reflect the submission of the latest BNG report and the updated baseline habitat plan and habitat enhancement plans. 3. An additional 11 letters of support for the proposal have also been received from residents from within the Borough and outside the Borough in the Preston area. 4. Accordingly, the following condition has been updated: Condition 2 <i>Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:</i> <i>Location Plan 1:1250</i> <i>Proposed Site Plan drawing ref: CLI04_4 Rev 4</i> <i>Proposed Site Sections drawing ref: CLI09_1 Rev 1</i> <i>Pump Track Cross Section Detail drawing ref: CLI08_1 Rev 1</i> <i>Drainage Plan drawing ref: CLI07_2 Rev 2</i> <i>Biodiversity Net Gain Report V.2 document ref: P759/BNG/01 dated 13th July 2026 Revision 2 (received 15 July 2026)</i> <i>Baseline Assessment Plan drawing ref: P759-PL-L101Rev A (received 15 July 2026)</i> <i>Baseline Enhancement Plan drawing ref: P759-PL-L102 Rev A (received 15 July 2026)</i> REASON: <i>For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.</i>					

