

Ribble Valley Borough Council

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Your ref: 26.0562

Our ref: D3.26.0562

Date: 6th August 2026

App no: 26.0562

**Address: Blackburn Rovers Academy Training Ground Brockhall Village Old Langho
Blackburn**

Proposal: Proposed floodlighting and new covered seating.

The submitted documents and plans have been reviewed and the following comments are made.

Proposal

The site consists of seven pitches used by the Youth Academy and a club house with associated facilities and car park.

The application seeks new flood lights and a spectator structure for 500 people to an existing pitch.

Spectators

The Design and Access statement states, 'The current spectator levels for the 2025/26 season averaged 161 supporters. It is not expected that the upgrade to a covered viewing platform will increase attendances'.

There is some concern about increasing spectators to the site due to its remote location accessed on high speed rural roads. However, the information supplied states that there will be no increase in attendance and the proposal will provide facilities for the existing users.

To support this we would request the 2025/2026 season attendance figures used to provide the average of 161.

Access

There are no changes proposed to the existing access arrangements. The site is accessed from Franklin Hill/Gleneagles Drive which are privately maintained and part of the private gated village complex.

Parking

There is an existing car park for 90 vehicles. The applicant states that, 'this has proved adequate until now and is expected to remain the case going forward, however, should there be a particularly high profile match that will generate greater interest we have the opportunity to utilise car parking space at our Senior Training Centre site at the entrance of Brockhall Village along with access to two minibuses that could offer a park and ride facility'.

The Highway Authority support the approach and expects the club to understand the demand and be able to manage the impact during the high demand periods to minimise the impact upon residents.

We would require the club management to promote sustainable travel to site which could include minibuses, car sharing, cycling and bus travel through a Travel Plan and on site facilities such as cycle storage.

Bus service 25 – Mon-Sat 2 hourly (Clitheroe-Blackburn) runs into the village and stops approximately 800m from the training ground.

Old Langho Road is a strategic cycle route designated in the Local Cycling and walking infrastructure plan (LCWIP) for Ribble Valley.

We do not anticipate any overspill car parking onto the nearest adjacent highway Old Langho Road.

Conclusion

Lancashire County Council acting as the Highway Authority would request some additional information as detailed above.

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