

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 20:44
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868103588

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn rovers academy

Comments: This site is not conducive for floodlights. The area is open land and green belt and supports numerous wildlife animals, including deers, bats, and barn owls that fly constantly around the adjacent farmland fields. Not to mention hares and badgers that move across this land.

The application in my view has been covert and the Brockhall village residents in totality haven't been consulted. The road traffic on the village when games are played increases substantially including speeding with visitors are not adhering to the 20mph village speed limit.

The traffic impact on any night games will increase traffic (and noise) and will impact residents safety. Football traffic regularly parks on Franklin Hill as the car park isn't adequate for the all teams. The 500 seater facility isn't sustainable and even based on BRFC visitor No's isn't needed. On numerous occasions BRFC parking wardens are deployed to manage and monitor traffic. A sign is constantly visible (A frame) informing people the car park is full and this happens constantly. A detailed review of this application needs to be undertaken and all the residents of Brockhall Village need to be consulted.

Equally I don't see any wildlife impact assessment as part of the planning application and considering the diverse wildlife we have around Brockhall Village this is paramount to reviewing any planning application.

The application needs to be rejected.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 20:56
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868103849

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn Rovers Academy,
Franklin Hill,
Brockhall Village

Comments: I object to this application for the following reasons.

In brief, the floodlighting and noise will have a significant detrimental impact in a rural area, affecting not only local residents, but it will have a significant impact on wildlife in the area, including deer, badgers, owls, the river wildlife, including otters, etc. It does not appear that any impact assessment has been done on this. Also there would be a substantial increase in traffic at nighttime, in a residential area. There is insufficient parking. A high number of vehicles entering the small community roads at night in the dark, would present a significant risk to the children of our community during the winter months when it is dark very early and children in the village are used to playing around the local roads. The top of Franklin Hill is a blind spot for traffic and pedestrians especially since the high hedge and fencing has been sited at The Village Hall, soon to be followed by a wall. There is no footpath on most of Franklin Hill and there is no street lighting on most of it. It is already dangerous for pedestrians on this stretch of road on the blind bend part way down where there is no footpath and also at the blind junction at the top where vehicles frequently cut the corner. Finally, I state this objection is in brief, because I have come across this application purely by chance, on the final date for submissions and am having to provide this objection without any opportunity to give further consideration to the matter which would enable me to submit a more detailed objection with evidence. This application has not been sufficiently publicised in the local area and just a very small number of residents have been notified about it. To my knowledge there have been no public notices posted in the local community close to the academy to make a wider number of residents aware, who use the roads in the immediate vicinity and whose children play in the immediate vicinity. There is also the issue of noise, as well as light pollution which would affect the wider community. I would like to respectfully request that Ribble Valley Planning extend the period for comments and objections so that you can properly and correctly publish this application to the wider community who will be affected, including but not limited to, the residents of Dickens Court, Cherry Drive, Gleneagles Drive, Brockhall Farm etc and also place public notices on Franklin Hill which can be read by pedestrians.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 21:10
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868110876

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn Rovers Academy
Franklin Hill
Brockhall Village

Comments: I object on the additional grounds that Lancashire Highways have made reference to the bus service to the village. This is irrelevant as those bus services only provide for local residents. Visitors to the Rovers Academy come from far and wide and travel long distance ps to get here from other football clubs. The bus service is not relevant to them. Furthermore the bus services only operate during the day, and not at times when the floodlights would be in use.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 22:09
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868120278

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn rovers academy

Comments: The proposed development has a detrimental impact on the properties adjacent incl noise and light pollution

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 22:18
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868118555

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn Rovers Academy Training Ground Brockhall Village Old Langho
Blackburn BB6 8BA

Comments: I suggest you consider rejecting the planning permission of the floodlights and extra seating.

The bottom end of the village has so far been a fairly rural, picturesque area. The floodlights will bring a lot of light pollution to the area.

It may also have an impact on the varied wildlife we have seen in the area.

Seeking permission to seat 500 spectators surely means a vast increase in spectators coming down to the academy.

Match days are already a problem for us as the whole of Franklin Hill is bumper to bumper with cars and access to our house is impacted. Increasing the amount of spectators is only going to make this worse.

I would also like to comment that 90% of near crashes coming in and out of the village are caused by either staff/players/visitors associated with this club. We often come out of Franklin Hill at the top and cars come flying around the corner, well over speed limit, and are always heading to the academy. Seeking permission for 500 spectators is only going to make this worse.

I'd also like you to consider requesting that more information is provided to help residents with deciding if this is best for our residential area. For example, how often are the floodlights expected to be used? Will they be on every night during the darker evenings? Will there be certain times/days they are on? Are they expected to be on late into the evening and on the weekends? Is the request for 500 spectator seating because they are expecting a vast increase in visitors? If not, why is this needed?

I look forward to hearing more about this proposal.

Kind Regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 22:37
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868122309

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2026/0562

Address of Development: BRFC Junior training ground, Brockhall Village, Old Langho

Comments: Dear Sir/Madam, I strongly object to this application for the following reasons. I am a resident on Brockhall Village and the junior training ground is on the other side of the Old Zoo [REDACTED]. While it is not directly neighbouring, there is a lot of noise from the training and matches played there - not only referee's whistles and coaches shouting but also the spectators shouting and cheering. BRFC have stated that the average match attendance is 161 but if and that they do not expect it to increase - however, if that is the case, why are they not just purchasing and installing stands to house 200 people instead of the 500 in the planning application? I therefore believe they are expecting numbers to increase, otherwise they wouldn't make the investment in seating for 500! The increase in numbers of spectators coming through the village will have a major impact on the wear and tear of the roads, not to mention the impact on road safety with the access road going past the playground and the nursery on the village, with many spectators and players ignoring the 20mph speed limit on the village.

With regard to the floodlights, I am concerned that installation of them will increase the number of games played in the evening in winter, which will result in more noise pollution and disruption for residents including myself. It could also have a detrimental impact on all wild animals and birds living in the nearby woods and fields.

BRFC have only consulted a handful of residents on this matter when approval of this application would impact the whole village. I therefore formally request that this application be denied for the good of the residents of Brockhall Village - this should remain a safe and quiet residential area!

Kind regards, [REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 August 2026 08:23
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868176682

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: BRFC

Comments: This is residential area. This would cause more traffic noise and wear and tear on the roads which we as residents pay for.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2026 23:36
To: Planning
Subject: Planning Application Comments - 03/2026/0562 FS-Case-868719660

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 03/2026/0562

Address of Development: Blackburn Rovers Academy training facility

Comments:

I wish to submit a formal objection to the above application for new floodlighting and a covered spectator structure for 500 people at the Blackburn Rovers Academy Training Ground, Brockhall Village.

My objection relates specifically to the risk of increased traffic flow within Brockhall Village, and the fact that there will be no reliable or enforceable way to monitor or control any increase in attendance beyond the figures stated by the applicant.

1. Attendance Figures Cannot Be Reliably Verified or Monitored

The Design and Access Statement claims that average attendance for the 2025/26 season was 161 spectators and that “it is not expected that the upgrade to a covered viewing platform will increase attendances”.

Lancashire County Council has already expressed concern about this assumption, stating: “There is some concern about increasing spectators to the site due to its remote location accessed on high speed rural roads.” They also request “the 2025/2026 season attendance figures used to provide the average of 161.”

Even if historic figures are provided, there is no mechanism to monitor future attendance levels.

Once improved facilities are in place, the Council will have no practical means of verifying whether attendances remain at 161 or rise significantly. A covered 500 seat structure is capable of attracting larger crowds, and without monitoring, attendance increases cannot be identified or controlled.

2. Increased Traffic Flow Within the Village

The training ground is accessed via Franklin Hill/Gleneagles Drive, which are privately maintained roads within a gated residential village. Any increase in spectators will directly increase traffic movements through Brockhall Village. Residents already experience congestion during peak activity periods, and the Highway Authority acknowledges concerns about the site’s sensitive location. If attendance rises, even modestly, the resulting traffic will pass through the village with no monitoring, no controls, and no enforceable limits.

3. Parking and Transport Mitigation Is Based on Assumptions

The applicant states that the existing 90 space car park is adequate and that high profile matches could use overflow parking and minibuses. These are optional measures, not guaranteed or enforceable. The Highway Authority notes that it “does not anticipate any overspill car parking onto the nearest adjacent highway Old Langho Road,” but this is an expectation rather than a certainty.

Without attendance monitoring, overspill parking and increased traffic remain entirely possible.

4. Summary of Objection

I respectfully request that the Council refuse the application unless:

- A robust, enforceable attendance monitoring system is required as a condition of approval.
- A traffic management plan is mandated for all fixtures, not only high profile ones.
- The applicant provides verifiable evidence of historic attendance figures and a mechanism for ongoing reporting.

Without these measures, the proposal presents a clear and unmanaged risk of increased traffic within Brockhall Village, with no practical way for the Council or residents to monitor or mitigate the impact.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2026 21:33
To: Planning
Subject: Planning Application Comments - 3/2026/0562 FS-Case-868113410

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0562

Address of Development: Blackburn Rovers Academy Training Ground Brockhall Village Old Langho
Blackburn BB6 8BA

Comments: I would like to object to this proposed development, the increase in traffic moving through what is a residential estate will create significant issues, and also provide further risk to the safety of residents who live along the transit route. The addition of floodlighting suggests that the facility will be used out of normal working times and the additional light and noise pollution needs to be also took into account.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2026 06:08
To: Planning
Subject: Planning Application Comments - 3/2026/0563 FS-Case-868491845

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0563

Address of Development: Brockhall Village Old Langho

Comments: The village, which is served by a private road behind a Security Gate is not served by Lancs CC re road repairs or road gritting What is proposed by the application will severely impact traffic flow in the village and cost base of roads to maintain properly.
Increased Entry to and exit from the village along those roads may render the Security gate staff unable to comprehensively carry out their required checks of non resident vehicles entering and exiting through the single access point - thus rendering the village open to more unmonitored criminal activity.
Damage done to the roads already and disruption when fixtures and training days take place has had a devastating effect on our road surfaces already and the spectre of many more vehicles at peak time will add to the financial burden of repair costs and possibly security cost arrangements of this private village.
The floodlights proposed suggest evening matches and may well even become the home ground of several reserve team and lower level matches on a regular basis.

floodlights propose are likely to become an unwanted irritation to the immediate neighbours - something which will be unwelcome in this private village and do suggest that Rovers are looking to have much more than just Academy Training there.