

Clitheroe Rugby Union Football Club

Design and supporting statement

Site	Silcock Park, Littlemoor Road, Clitheroe, BB7 1ER
Applicant	Clitheroe RUFC Ltd
Agent	PD Construction Consultants
Proposal	Erection of a spectator stand and storage building
Application ref.	3/2026/0711
Drawings	Existing site plan 1927-01 Proposed site plan 1927-02A Proposed Plans and Elevations 1927-1-01 Root Protection Plan 1927-1-02
Date	28 th September 2026

1. Introduction

This statement accompanies a full planning application by Clitheroe RUFC Ltd for the erection of a single spectator stand and storage building at Silcock Park, the club's home ground on Littlemoor Road, Clitheroe.

The application proposes one building and nothing else. No other structures, and no retention or relocation of any existing structure, form part of it.

The club has brought this proposal forward to resolve the storage situation at Silcock Park properly. We accept that the siting of the existing containers was not right, and this application is our attempt to land something that is both compliant and genuinely better for the setting.

2. The site

Silcock Park is the home ground of Clitheroe RUFC and has been in continuous sporting use by the club since the 1970s. The site comprises playing pitches, a clubhouse, an existing stone garage, a car park and vehicular access from Littlemoor Road.

The proposed building would sit alongside the touchline at the halfway line. Residential properties on Littlemoor Road lie to the south-east and there is an established tree belt along Copperfield Close, to the north-west. The immediate area of the proposed building is mown amenity grass forming part of the pitch surround.

3. Background and need

The club has a genuine, year-round need for secure on-site storage for grounds machinery, pitch maintenance equipment and playing kit. Without it the pitches cannot be maintained and the club cannot operate.

That need is currently met by four storage containers on the site. Planning permission for those containers was refused and the subsequent appeal was dismissed in February 2026 (appeal reference 6001713) on visual impact grounds.

The club accepts that decision. Rather than seek to modify or re-site the containers, we have taken advice from Paul Derbyshire of PD Construction Consultants and developed a purpose-built alternative that meets the storage need in a form designed for this setting, and that adds a spectator facility the club does not presently have.

The club celebrates its 50th anniversary during the 2026-27 season, and we would like to deliver the building in time for that milestone.

4. The proposal

A single building, approximately 14 m long and 4 m deep, positioned parallel to the touchline at the halfway line as shown on drawing 1927-02. It combines:

- an enclosed store to the rear, providing storage equivalent to two 20 ft containers combined; and
- a two-tier bench spectator stand of around 24 seats, facing the pitch, sheltered beneath a cantilevered roof.

Indicative areas, with the dimensioned floor plan and elevations submitted alongside this statement:

Overall footprint	Approximately 56 m ² (14.0 m x 4.0 m)
Enclosed store	Approximately 35 m ² (14.0 m x 2.5 m)
Covered stand	Approximately 21 m ² (14.0 m x 1.5 m), open to the pitch
Height	Approximately 2.0 m at the rear, rising to 3.3 m at the cantilevered pitch-side tip
Use	Ancillary to the existing sporting use of the site. Unheated, with no sleeping accommodation and no residential or commercial use

The building is not floodlit and generates no additional traffic, parking demand or foul drainage. It serves an existing use by existing users on an existing sports ground.

5. Design and materials

The design responds directly to the visual-impact reasons for which the appeal was dismissed.

Form and construction

- A steel portal frame of rolled sections at approximately 3.5 m centres, concealed within the cladding.
- A 150 mm reinforced concrete slab raft foundation. The frame is bolted down, so the building is demountable and relocatable should the club's needs change.
- A mono-pitch roof rising away from the neighbouring boundary, so the highest point sits on the pitch side and is masked from neighbouring view by the building itself.

Materials

- A real stone plinth to the base, matched to the existing stone garage on site, so the building reads as part of the established fabric rather than as an addition to it.
- Vertical larch timber cladding above the plinth, which weathers naturally to a silver-grey and reads as rural vernacular.
- A slate-effect roof covering in keeping with the surrounding built form.

The elevation seen by neighbouring properties is a 14 m by 2 m stone-clad wall that sits at or below the typical boundary hedge line. In visual terms this is a substantially better outcome than the present arrangement: a low, stone-faced, timber-clad building of considered design, in place of four industrial containers, with the most prominent corner of the site cleared entirely.

6. The existing containers

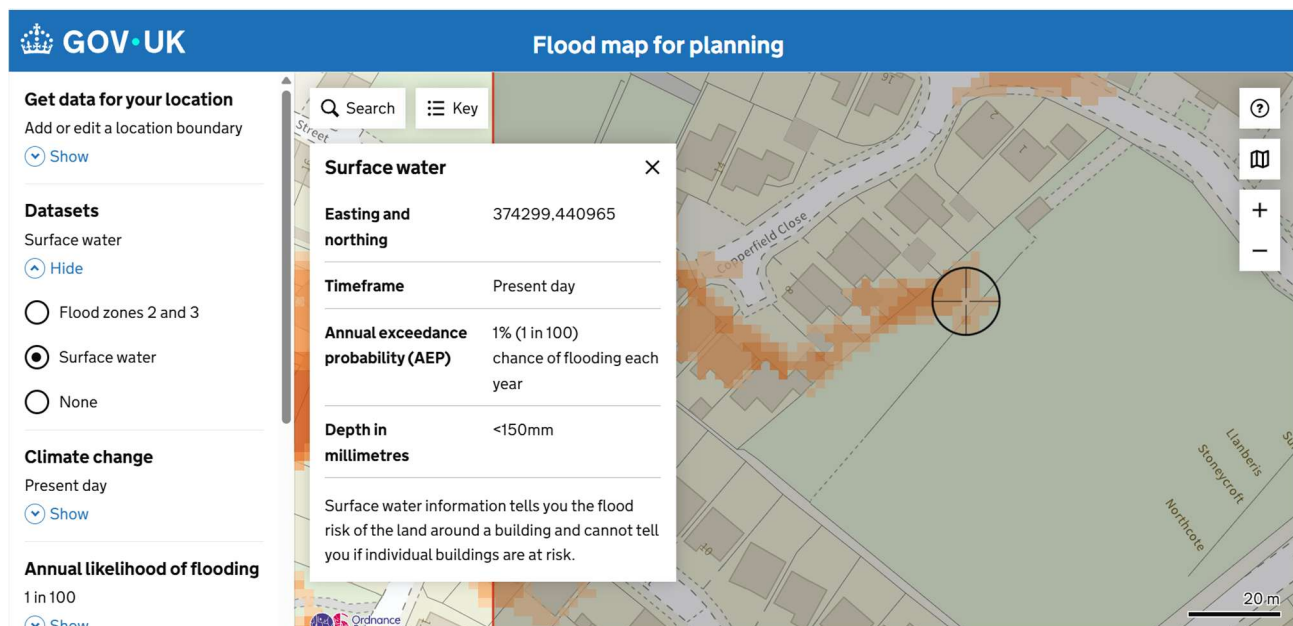
All existing storage containers will be removed from the site on completion of the building. They do not form part of this application and are not shown on the proposed site plan.

The club has no alternative storage in the meantime, so the containers would need to remain in place until the new building is complete and usable. The club is content for that sequencing to be secured by a condition and would welcome a condition to that effect.

7. Foundations, drainage and flood risk

The building sits on a reinforced concrete slab raft foundation with a footprint of approximately **56 m²** (14.0 m x 4.0 m).

The site lies within Flood Zone 1 in an area identified as being at risk of surface water flooding as shown below.



The building is unheated storage and open spectator seating, with no sleeping accommodation, and it is ancillary to an existing sports use. The surrounding ground remains permeable grass, so the change in impermeable area is limited to the building footprint itself.

8. Trees

No trees are to be felled or pruned as part of this proposal. The nearest trees to the proposed development are indicated in drawing no. 1927-1-02 within the established belt along the site boundary. The proposed concrete slab is on the extreme edge of the identified root protection area.

9. Biodiversity net gain

The proposed slab footprint is approximately 56 m², which is above the 25 m² de minimis threshold. The club's position is that the development is nonetheless **exempt from the biodiversity gain condition** on the basis of site area.

The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026 (SI 2026/790), in force from 6 August 2026, exempt development where the site area within

the red line boundary is 0.2 hectares or below, provided no on-site priority habitat is negatively affected. This application was made after that date. The red line site area of the proposal is 96m² (0.01ha).

The land affected is mown amenity grassland forming part of the managed pitch surround. It is not priority habitat, and no hedgerow, watercourse, woodland or tree is affected by the works. Dated site photographs accompany this statement as evidence of the existing ground condition.

Should the council take a different view on the exemption, the club owns the surrounding land and is willing to deliver the required gain on site, for example through the creation and long-term management of species-rich grassland or native hedgerow planting along the site boundary, secured by condition or planning obligation.

10. Conclusion

This proposal removes the storage containers from the site, clears the prominent corner nearest the houses on Littlemoor Road entirely, and replaces them with a single, purpose-designed building of stone and timber, low in height, sited against the pitch and screened from neighbouring properties by its own form.

It meets a genuine operational need for a long-established community sports club, adds a spectator facility for the club's members and visitors, and directly answers the visual-impact concerns on which the earlier appeal turned. We hope the Council are able to support it.