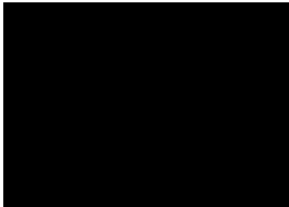


Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 November 2021 12:48
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0760

Categories: xRedact & Upload

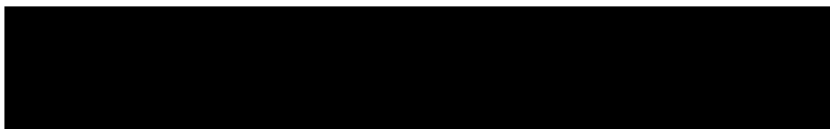


Is your address in Ribble Valley?: No

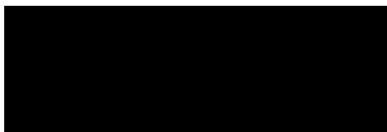
lat:

lng:

Flat:



Locality:



County:

uprn:

usrn:

ward:

Planning Application Reference Number: 3/2021/0760

Address of Development: Land at Lawsonsteads farm Whalley

Your Comments:

Dear Planning

Comments are being made in the context of neighbouring land owner of Spring Wood Picnic Site and Community Woodlands .

I am the [REDACTED] my area of interest and concern is with the impact the proposed development will have on Spring Wood as a recreational space, and the demands (expectations) that are

going to be made on Lancashire County Council Countryside Service continuing to look after the site. Spring Wood is a County Biological Heritage Site as a ancient semi natural woodland, for its ground flora and nesting bird population, is registered on the Lancashire Inventory of Ancient Woodland.

The proposed development will see a huge increase in the daily foot fall / visitors to the site, with impacts on the natural environment, demands on Lancashire County Council and an increase in costs. No provision or consideration appears to have been made for this. The visitor numbers to Spring wood have already increased due to the number of new housing developments in the local area (Whalley, Barrow, Clitheroe.) The retail development at Barrow has also resulted in an immense increase in "take away" litter on the site .

There are three areas that require consideration;

- Pedestrian access from Spring Wood Drive / Lawsonswood to Spring Wood
- Additional pressure on internal infrastructure and biodiversity of Spring wood
- Greater pressure on Lancashire County Council resources in relation to increased revenue costs associated with day to day maintenance, visitor pressure, site cleansing and safety inspections.

Pedestrian access from Spring Wood Drive / Lawsonswood to Spring Wood – whilst the site plan shows the layout of internal paths and green space there appears to be no provision and no link path to Spring Wood itself. A vague line has been proposed which leads in to a very wet woodland and marsh area and eventually to the underpass. It is apparent that new residents will clearly want to enjoy the woodlands at Spring Wood. The access paths to Spring Wood, which are not public rights of way, they are concessionary are currently wet and muddy and unsuitable for increased use.

Once the development is complete there will be an increase of new residents heading for Spring Wood. It will be the County Council who will receive the complaints about poor access and the condition of the paths. This issue needs to be addressed as the problem is not of the County Council's making, but no doubt will be expected to resolve the demands of new residents.

If the access route via the underpass is not brought up to a standard it is anticipated that residents will also try and access the site via the new crossing point at the junction of Springwood Drive and the Accrington Road. At this point there is no access to Spring Wood and it would be detrimental to the ecology of the site, and impractical for walking in this very wet and sensitive part of the woodland.

Proposal - to create a high quality link path from Springwood Drive to Spring Wood via the existing woodland path to the underpass, with associated signage and direction. This will ensure that those wishing to visit Spring Wood will be presented with a clear and obvious choice.

Additional pressure on internal infrastructure and biodiversity of Spring Wood – the additional housing and residents adjacent to Spring Wood will see a large rise in visitors and disturbance to the site. Greater demands on infrastructure, especially internal path ways will increase. As paths become muddy and eroded visitors will start to find new routes within the site which will take them into areas of high ecological value, impacting on nesting birds, ground flora and potentially badgers.

Proposal – provide funding for improvements to internal paths within Spring Wood. It is anticipated that this funding could be used as "match funding" for external grants such as the Lancashire Environmental Fund. (Suggest £20,000).

Greater pressure on Lancashire County Council resources in relation to increased revenue costs associated with day to day site maintenance, visitor pressure, site cleansing and safety inspections — the plans and proposals for Springwood Drive appear to have taken no account of the impacts on County resources.

Any increase in visitor numbers will have an impact on site. The most obvious, direct impact will be on a greater demands for site cleansing. This will include increase in litter picking, additional waste collection from bins and disposal of additional dog waste. There will be a higher use of toilets. This will increase cleaning frequency and cost and there will be an increase in the use of consumables, soap, hand towels etc.

Increased use will lead to higher demands and greater wear and tear on site infrastructure (paths already mentioned). There will be a requirement to increase site visits and site safety inspections. The frequency of both boundary and tree inspection will need to increase.

Proposal – that Ribble Valley Borough Council recognise the increase in revenue costs that will be placed on the County Council as a result of the Springwood Drive development. RVBC should work with the County Council to put in place assistance from Street Scene / Cleansing Teams to help with day to day site maintenance. RVBC "Open Spaces" teams should provide car park bin servicing services.

From: [REDACTED]
Sent: 18 November 2021 09:34
To: Planning
Subject: Consultation on planning application 3/2021/0760 Springwood Drive, Whalley BB7 9XL Phase 2 Lawsonsteads

Categories: xRedact & Upload



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Planning

Planning application 3/2021/0760 Springwood Drive

Comments are being made in the context of neighbouring land owner of Spring Wood Picnic Site and Community Woodlands .

As an [REDACTED] is very disappointing that neither the developer nor planners have been able to speak to the County Council's Countryside Service directly, there are obvious and clear implications for the recreation site at Spring Wood.

As the [REDACTED] I have serious reservations and concern this proposed development will have on Spring Wood. The impact on this recreational space, and the demands (expectations) that are going to be made on Lancashire County Council Countryside Service are going to be significant. Spring Wood is a County Biological Heritage Site, as an ancient semi natural woodland, for its ground flora and nesting bird population, is registered on the Lancashire Inventory of Ancient Woodland.

The proposed development will see a huge increase in the daily foot fall / visitors to the site, with impacts on the natural environment, demands on Lancashire County Council and an increase in costs. No provision or consideration appears to have been made for this.

(There is no doubt that the developers will be using the benefits of the proximity to Spring Wood in their marketing material)

There are three areas that require consideration;

- Pedestrian access from Spring Wood Drive / Lawsonswood to Spring Wood
- Additional pressure on internal infrastructure and biodiversity of Spring wood
- Greater pressure on Lancashire County Council resources in relation to increased revenue costs associated with day to day maintenance, visitor pressure, site cleansing and safety inspections.

Pedestrian access from Spring Wood Drive / Lawsonswood to Spring Wood – whilst the site plan shows the layout of internal paths and green space there appears to be no provision and no link path to Spring Wood itself. A vague line has been proposed which leads in to a very wet woodland and marsh area and eventually to the underpass. It is apparent that new residents will

clearly want to enjoy the woodlands at Spring Wood. The access paths to Spring Wood, which are not public rights of way, they are concessionary are currently wet and muddy and unsuitable for increased use. There is a missing link which needs to be addressed.

Once the development is complete there will be an increase of new residents heading for Spring Wood. It will be the County Council who will receive the complaints about poor access and the condition of the paths. This issue needs to be addressed as the problem is not of the County Council's making, but no doubt will be expected to resolve the demands of new residents.

If the access route via the underpass is not brought up to a standard it is anticipated that residents will also try and access the site via the new crossing point at the junction of Springwood Drive and the Accrington Road. At this point there is no access to Spring Wood and it would be detrimental to the ecology of the site, and impractical for walking in this very wet and sensitive part of the woodland.

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Additional pressure on internal infrastructure and biodiversity of Spring Wood – the additional housing and residents adjacent to Spring Wood will see a large rise in visitors and disturbance to the site. Greater demands on infrastructure, especially internal path ways will increase. As paths become muddy and eroded visitors will start to find new routes within the site which will take them into areas of high ecological value, impacting on nesting birds, ground flora and potentially badgers.

Proposal – provide funding for improvements to internal paths within Spring Wood. It is anticipated that this funding could be used as "match funding" for external grants such as the Lancashire Environmental Fund. (Suggest £30,000).

Greater pressure on Lancashire County Council resources in relation to increased revenue costs associated with day to day site maintenance, visitor pressure, site cleansing and safety inspections – the plans and proposals for Springwood Drive appear to have taken no account of the impacts on County Council resources.

Any increase in visitor numbers will have an impact on site. The most obvious, direct impact will be on a greater demands for site cleansing. This will include increase in litter picking, additional waste collection from bins and disposal of additional dog waste. There will be a higher use of toilets. This will increase cleaning frequency and cost and there will be an increase in the use consumables, soap, hand towels etc.

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Proposal – that Ribble Valley Borough Council recognise the increase in revenue costs that will be placed on the County Council as a result of the Springwood Drive development. RVBC should work with the County Council to put in place assistance from Street Scene / Cleansing Teams to help with day to day site maintenance. RVBC "Open Spaces" teams should provide car park bin servicing services.

I am happy to meet with planners and developers to try and resolve these issues before they arise. A mitigation action plan that the developer, RVBC and LCC can work towards would be most useful in recognising the future impact this proposed development will have.

Regards

[Redacted]

[Redacted]

**Countryside Service Manager
Lancashire County Council
County Hall (D9)
Fishergate
Preston
PR1 0LD**

[Redacted]

[Redacted]