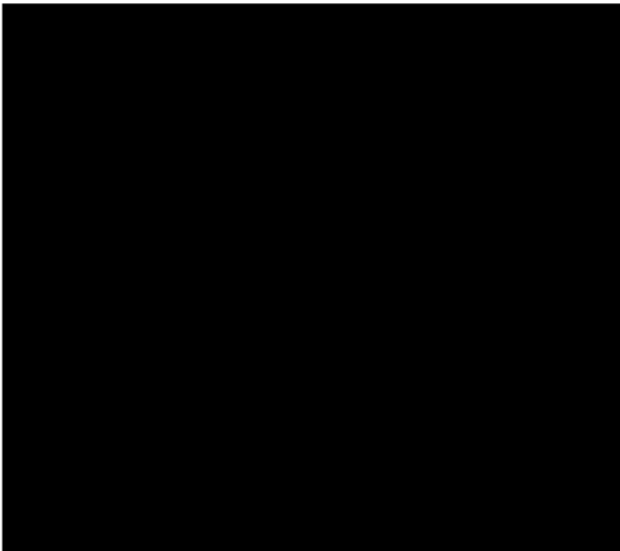

Application number 3/2022/0705

12 caravans for holiday use, [REDACTED]
Land on west side Eaves Hall Lane Opposite Three Rivers
caravan park BB7 3JG

24 August 2022



I object to this application, I travel this lane [REDACTED]
[REDACTED] there are dog walkers with dogs off leads running around
on this lane that seem to come from Three rivers caravan site, if
this application was to be passed it would cause a mega
increase in problems for the lane and farmers as some peoples
attitude is they will walk where they want.

There is also another problem that Three Rivers Caravan site
has decided to call part of their new development Drake House,

out of all the names in the world they could have chosen, so daily deliveries are now passing the Three rivers entrance coming through the tunnel round the blind bend past the applicants site entrance and coming down to Drake House Farm, it is causing mega extra traffic as delivery drivers [REDACTED] [REDACTED] and have Drake House on their parcel with the same post code. Decking companies. Dog foods companies, green thumb, laundry service, wagons of stone. Concrete wagons. to name a few. How would emergency services get to their destination? 2 places same name same post code. The site owner created the problem and was advised about it in writing . My concern is another caravan site on the lane is likely to cause even more problems, and when the problems happen no one listens, in an area of outstanding natural beauty on a green agricultural field not an extension to a business. The amount of people would be overwhelming and the ground to the application site is higher than the road, the car lights would shine across the lane as its very dark in winter and could blind the drivers and hit walkers.

My question is, [REDACTED] what pressure is put on the neighbours, the land. the lane. the wild life, the semi ancient woodland the water courses, the light pollution, carbon foot print and nature in general ?

I think we have enough caravans around here, don't you.? Please reject this application.

I have attached photos page 1 -7 of around the site and lane.

[REDACTED]



ENLARGED of photo 1 . . . AUGUST 2022



↑
West

← THIS CAR JUST REVEAL
TALLET CAR'S THROUGH
THE SAME WAYERS AFTER THE
BACK CORNER TO APPROXIMATE
ENTRANCE SITE

3 RIVERS WOODLAND
PARK

ENTRANCE

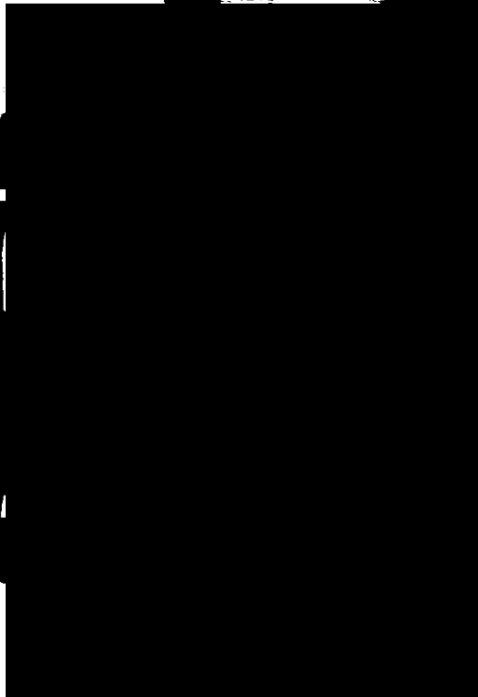
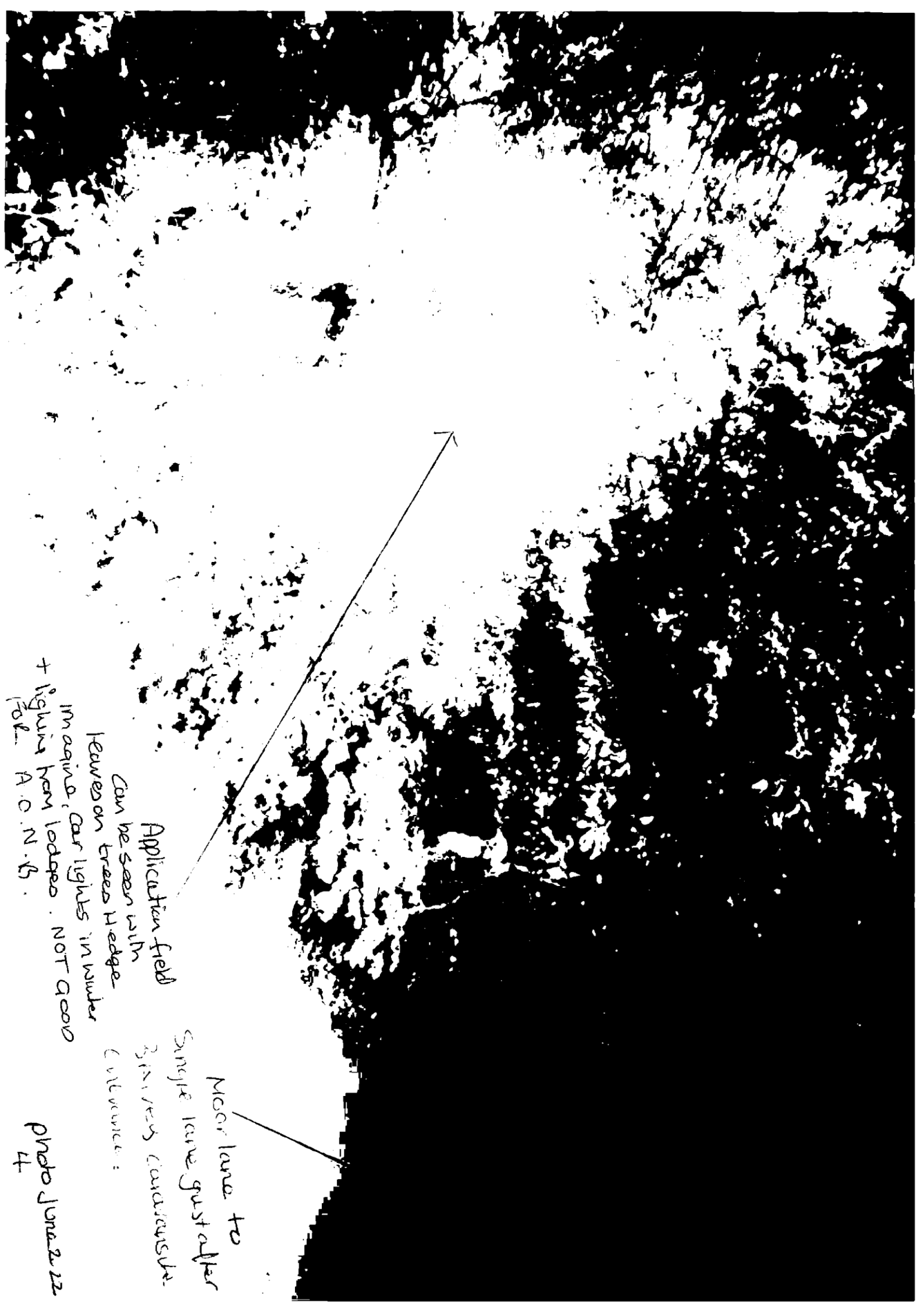


PHOTO 2 TAKEN
JUNE 2022





Application field

Can be seen with
leaves on trees Hedge

Im active, car lights in winter

+ lighting from lodges. NOT good

for A.C.N.B.

Moor lane to

Single lane gustafers

3 in rows

Cultures:

photo June 22
4



READ NOT

SAFE TO HAVE

holiday materials + C
with business + the

MOORE LANE

FOOTPATH COMING FROM
3 RANGES OF MOORE LANE

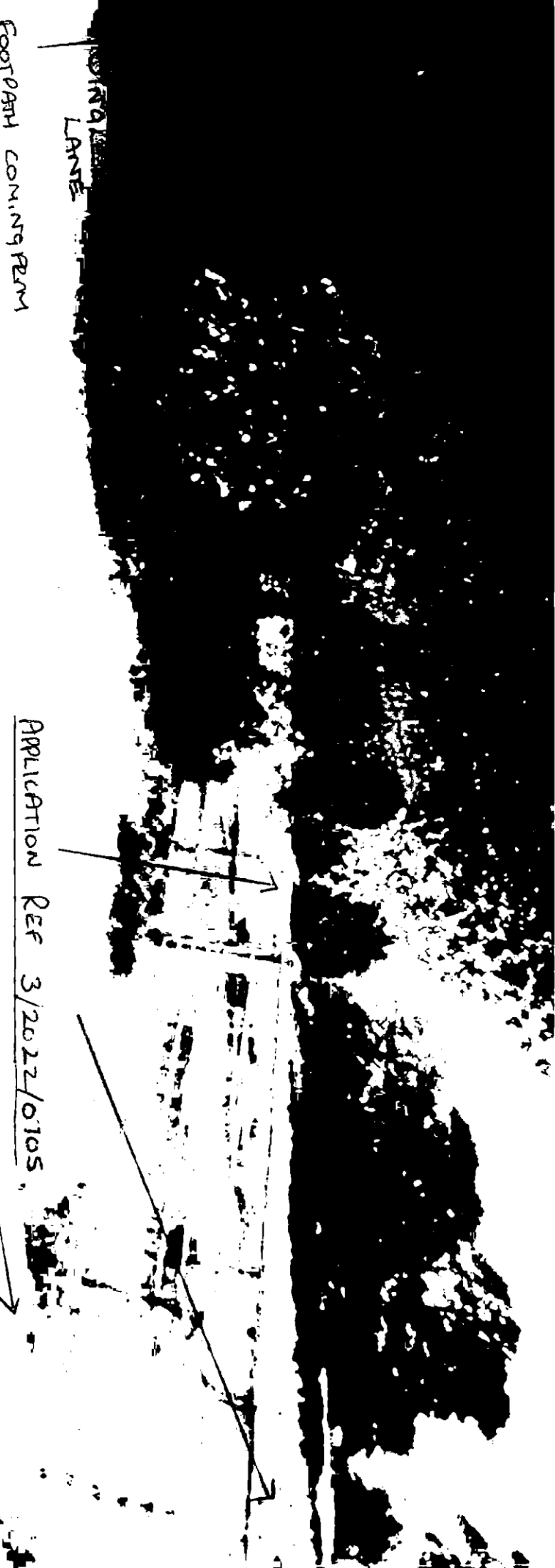
PASSING
PLACE

APPLICATION REF 3/2022/0105

ENTRANCE

FIELD CAN BE CLEARLY SEEN
FROM THE LANE

MOORE LANE
PHOTO 6 TAKEN JUNE 2022



APPLICANTS ENTRANCE NORTH PLASTER CORNER



BLIND CORNER

VERY NARROW ROAD SINGLE TRAFFIC
MIND MIRROR STUCK OUT - PROBLEM FOR
CARS/VANS/MOTORBAYS/TRACTORS ETC. HAVE
TO REVERSE -
NONE WALLS AND POSSIBLY WITH DEEPS
WOULD BE VERY DANGEROUS.



**KATHRYN HUGHES
PLANNING & DEVELOPMENT DEPT.
RIBBLE VALLEY BOROUGH COUNCIL
COUNCIL OFFICES
CHURCH WALK
CLITHEROE
BB7 2RA**

23rd August 2022

Dear Ms. Hughes,

Re: Planning application 3/2022/0705 – Proposed change of use of land to holiday caravan park for the accommodation of 12 caravans, access, parking, landscaping and ancillary works.

Our attention has been drawn to the above application and, whilst not being direct consultees, as local residents we wish to object to the proposal and comment as follows:

The proposed site is currently an agricultural field used for the grazing of sheep and is devoid of structures. It lies in the Forest of Bowland AONB in an isolated rural location on the fringes of West Bradford. Access is via a field gateway off Eaves Hall Lane at a point where it is single-track and just a few metres beyond a blind bend.

1. Development at this site will result in the destruction of agricultural land, wildlife habitats and will further harm the character of the AONB in this locality. It will be clearly visible from the adjacent road and surrounding fields. It will lead to further progressive suburbanisation of the area and represent an unsustainable form of development.
2. Eaves Hall Lane already has 3 sites catering for ample tourism namely Eaves Hall (plus eco lodges), Three Rivers Woodland Park and Drake House Farm. There can be no justification for any more and a point has to be made where enough is enough.
3. With the development of new, and the continued expansion of, businesses on Eaves Hall Lane the traffic situation is giving local residents and the Parish Council considerable cause for concern. This issue has been raised several times by the Parish Council but seems to fall on deaf ears. The volume of vehicles now accessing Eaves Hall, Three Rivers Woodland Park and Dove Syke Nursery, along with associated construction and domestic traffic, makes the road more dangerous for both vehicles and pedestrians alike. Passing is an issue on what is essentially little more than a single-track lane and congestion is common. The current application will further compound the problems.
4. Further development for tourism will add to the already considerable problems of noise, litter, dog fouling and traffic pollution in the locality.

5. The development proposal seeks to introduce 12 timber lodges which, by virtue of their size, construction and positioning, will not be in keeping with the character and visual amenities of the AONB and will be of significant harm to it.
6. The site entrance is almost a concealed one, situated beyond a blind bend on a section of narrow lane. This section of the lane is particularly dangerous, given the number of vehicles, pedestrians and dog walkers that use it, and will become more so. There are no pavements, lighting or road markings/signs.
7. The application proposes no employees so it will provide no benefit to rural employment.
8. There will be minimal economic benefit to the local or wider community.
9. Given the proposed sizes of the lodges intended for the site it may be that the future intention for these is as places of permanent residency along similar lines to those on the Three Rivers Country Park.
10. The provision of a water supply to the site may impact adversely on those residential properties nearby that already suffer with low water pressure.

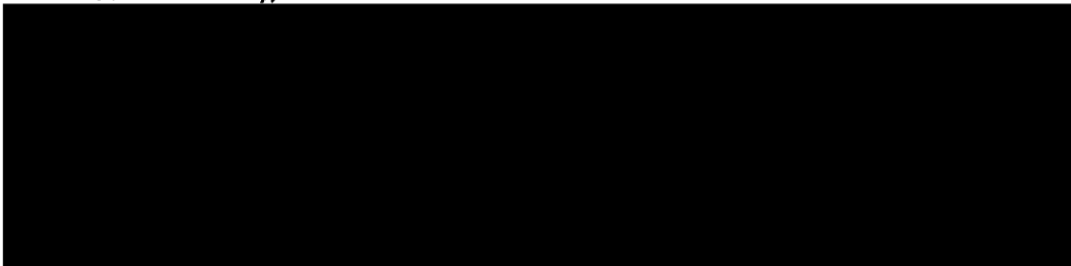
Paragraph 176 of the NPPF states in part that: *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.....The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.

Key statement EN2 of the RVBC Core Strategy states that: *'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials'*.

Policy DMB3 of the RVBC Core strategy includes: *'In the AONB it is important that development is not of large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape within the open countryside. Proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials'*.

Based upon the above extracts of relevant policies along with the reasons outlined above, the current application does not appear to satisfy the relevant criteria of the NPPF or Ribble Valley Core Strategy to warrant approval.

Yours sincerely,



[REDACTED]

From:

Sent:

[REDACTED]
26 August 2022 10:21

To:

Planning

Subject:

03/2022/0705

⚠ External Email

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 Kathryn,

I would like to object to this application. I regularly [REDACTED]
[REDACTED]

The area already has provision for caravans with Drake House & Three Rivers at close proximity.

The Forrest of Bowland is a sanctuary for many species of wildlife and the increase in visitors will impact on this infrastructure.

I would hope to see these places preserved for future generations to be custodians of and to enjoy.

Regards,
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2022 12:24
To: Planning
Subject: Planning Application Comments - 3/2022/0705 FS-Case-447199008

[REDACTED]

Planning Application Reference No.: 3/2022/0705

Address of Development: Land on west of Eaves Hall Lane

Comments: Dear Planning Department,

As a resident of Eaves Hall Lane I have real concern regarding the proposed 12 van caravan park, my concerns are detailed as follows:

Increased Traffic

the proposed caravan park is for 12 caravans. Most holiday parks offer a weekend break, Fri-Mon and a week break Mon-Fri, this means that there would be at least an additional 24 cars using the already very busy and narrow lane each week, with many daily car movements likely on top of these numbers. The caravans proposed are 2 bedrooms with no restrictions on 2 families or 2 couples using these, this could mean that the 2 separate households arrive in separate cars, potentially increasing the car number 2 fold. Additionally to this there is only one designated carparking space for each caravan, where would additional cars park? on Eaves Hall Lane?

The doggy day care that was passed for planning has the condition attached that no dog owners are to drop their dogs off at the premises to limit the amount of traffic movements on Eaves Hall Lane, however this proposal if passed would be an inconsistent approach.

Being [REDACTED] we already know how dangerous it is walking on the very narrow lane, with no lighting. The danger only increases when the days become shorter and the nights start drawing in.

Unsafe Entrance and approach

After the entrance of Three River Caravan Park the lane starts to significantly narrow into a single track road with passing places, the proposed site entrance is located directly after a very narrow bend, with multiple vehicles entering and exiting the site, this can only increase the danger on the lane to all users.

Use of the Holiday Caravans

I know only too well [REDACTED] that when holiday caravans/lodges are passed for planning they are set with restrictions, stipulating they are only to be used for holiday purposes. However the restrictions imposed by the council are not strict enough to ensure people do not take advantage of this and live in these relative low cost housing, paying no council tax in an AONB. What restrictions are in place to prevent the land owner from selling these off privately and 'holiday makers' taking up residence in these? This is a real concern as I know this happens on other sites across the Ribble Valley. With these being in close proximity to the popular wedding venue of Eaves Hall, these holiday lodges could be used as wedding accommodation, causing night time nuisance and disturbance.

I hope you take my concerns into consideration when determining this application.

Kind regards



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2022 12:53
To: Planning
Subject: Planning Application Comments - 3/2022/0705 FS-Case-447196684

Planning Application Reference No.: 3/2022/0705

Address of Development: Land on west side of Eaves Hall Lane opposite entrance to Three Rivers Caravan Park
Eaves Hall Lane West Bradford BB7 3JG

Comments: I write to object to the above application on the grounds that the addition of a further 12 no caravans would increase the traffic flow on what is already a busy country lane.

Eaves Hall Lane serves both Three Rivers Caravan Park and Eaves Hall which, as well, as the traffic going to these venues it would require several service vehicles on a daily basis added to this, (Eaves Hall are already adding 15 no eco pods which will add to the traffic flow).

These additional dwellings would also have a significant impact on the sewage output which as stated by the Parish Council is already at capacity.

Although I appreciate the proposal would create jobs and revenue for the area I think that another caravan park so close to Three Rivers is not required.