



21 August 2022

Objection to planning application 3/2020/0705

I am writing to object the above planning application regarding 12 Caravans for Holiday use on Eaves Hall Lane/Moor Lane

It is not in keeping within the Area of Outstanding Natural Beauty and a New development which will disrupt the area. This is a lane not a road with no markings on.

They are not making any more land so why lose agricultural land to yet more Holiday Lodges on the lane, there is too much farmland being lost to development, there are already another 56 Lodges being erected above 3 Rivers Club house and we have continual wagons and part lodges passing on transporters and people in vehicles having to back into [REDACTED] to let them pass. Then spilt cement coming out of the back wagons on the bad corner Waddington/West Bradford road before turning onto Eaves Hall Lane it's all there to be seen. [REDACTED] do not need more. There would be significant increase in vehicle and pedestrian usage which will add unacceptable risk and danger. The drains are the lane are blocked. Where would their run off water go? At the moment looking at the plans it would flood the road down the lower end of the lane.

These looks to be big units (Lodges?) caravans? 40 foot long and approx. 20 -22 foot wide yet lack of parking turning , there is no way only one car per caravan, so when they turn up with 2 or 3 cars motorbikes, vans there, will the site owner tell them to park.. Please do not say on the lane , realistically this in unacceptable.

DM12 states, new development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need to travel by private car.

It should fail on these ground (plus many other grounds but we are not planning experts) as calculated there would be 1344 sleep nights per month when completely occupied that could take the knock on effect of disturbance to local residents and big maintenance ,and anti- social holiday behaviour. This site is proposed to be Unmanaged in person on site, no, no, no. Imagine the rubbish alone from this amount of people, means more wagons on the lane, noise disturbance.

Please consider my objection



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2022 16:58
To: Planning
Subject: Planning Application Comments - 3/2022/0705 FS-Case-445891662

Planning Application Reference No.: 3/2022/0705

Address of Development: Land on west side Eaves Hall Lane opposite Three rivers Caravan park Eaves Hall lane BB7 3JG

Comments: Re planning application 3/2022/0705

For 12 caravans for Holiday use

Applicant S.Cherry

Land off Eaves Hall lane opposite(across the lane) to 3 Rivers Woodland Park entrance

I strongly object for the above to succeed in obtaining this planning permission for the below reasons.

For the avoidance of doubt the applicant uses the words 12 Holiday caravans to start the application but applying for some 40 foot by 22 foot and less Lodges

The applicant states

The Site Page 3 number 6 No management living on site

This could cause major problems for local residents as all the site manager needs to do is turn their phone off. [REDACTED] the holiday makers are more needy than ever in 2022. Also anti-social behaviour, noise control, car doors slamming , car alarms go off, music loud, dogs barking Etc

The application states

12 Holiday caravans all to be 2 beds. (do they mean 2 bedrooms ?) and only one car per lodge , yet all the lodges sleep 4 people , in reality how would the site owner stop extra cars coming? Also no time scale for holiday use.

When fully occupied 48 people a night x 7 nights =336 people, over a month 1460 people visitor nights, over a year 17520 night visits if full. People coming and going at all hours as there are daily wedding venues in the area, Plus all add on visits of manager and maintenance and extra visitors with children visiting.

Concerns are raised as the applicant informs us that it will be online booking from their management plan page 2 number 3 and the code of conduct is to be expected from the customer, yet some people in the holiday spirit don't always remember the conditions and become hard to deal with and also after a few drinks. The applicant is trying to avoid anti-social behaviour but in reality is likely to happen and the police from local experience, on other sites want nothing to do with it because it is a private site.

The access is of great concern because all residents that live north of this site on Eaves hall lane/Moor lane will know between Three Rivers Woodland Park entrance and the bad corner going toward the proposed site entrance it is single track. When you go round the blind bend you pull the car over to the left if someone is coming down the road, that would basically hit cars/people /bikes coming out of the proposed entrance , if it was to happen at the same time. As the holiday makers will not be familiar to the problem its an accident waiting to happen. Remember it's a 60mph lane. Cars and wagons are reversing daily from the single track lane area to near the new proposed entrance so other vehicles can pass. The lane north of the application site is very narrow. People on foot have to stop and get into the side when walking, If a car passes in certain places.

Big farm machinery uses this road regularly and movement of stock which also goes to farm land above the proposed site both sides of the road and onto Easington fell also this is one of the main accesses for horse riders in the area onto the Bridleway

Policy DMB3 Recreation and Tourism development 10.25

4. THE PROPOSALS SHOULD BE WELL RELATED TO THE EXISTING HIGHWAY NETWORK. IT SHOULD NOT GENERATE ADDITIONAL TRAFFIC MOVEMENTS OF A SCALE AND TYPE LIKELY TO CAUSE UNDUE PROBLEMS OR DISTURBANCE. WHERE POSSIBLE THE PROPOSALS SHOULD BE WELL RELATED TO THE PUBLIC TRANSPORT NETWORK;

The location is over a mile away from public transport

There is no street lighting on Eaves Hall Lane

There are no footpaths along the road and in the winter it is hard for car drivers to see people with the high banking's either side, due to it being a dark tunnel with trees. The snow line starts just after 3 rivers woodland park.

There are no white lines on the lane

Again the numbers

When fully occupied 48 people a night x 7 nights =336 people nights, over a month 1460 people visitor nights, this extra movement from an agricultural field with a few movements a year to a proposed holiday caravan site will cause additional traffic movements of a scale and type likely to cause undue problems and disturbance.

There is already a big dog problem with their owners on the lane mainly from [REDACTED] Because they have used their green space for more static caravans. There are still another approx. 35 holiday homes to be put in and the development is taking place at the present time. The residents on the site let their dogs off the lead on the road,(this is daily) then some residents from there believe they can walk over farmers' fields that do not have footpaths and let their dogs poop and not pick it up , let dogs chase sheep and on occasions [REDACTED] This is a fact not heresy. Their attitude is poor when approached. Residents on Eaves hall lane do not need more of this behaviour but The applicant is allowing dogs, this will put more strain on the footpaths, wildlife and lane and the noise of barking and people walking where they should not. In reality there could easily be over 30 dogs at any one time in these lodges. There are wild deer around and other wild life . There are still people who don't pick up dog poo because they think no one is looking. Or worse still throw the dog poo bags into the trees. This is likely to increase if this application was to succeed.

It is the home owners on Eaves Hall lane that respect the lane and spend time picking up rubbish that seems to arrive more so in the summer time.

Lancashire County Council over the years have cut back on cleaning the drains and ditches on the lane (most are full to the top today)which totally floods, washing away the edges of the road . (look at the road by Eavesmead, Eaves Hall Lane BB7 3JG). The grass verge had a tickle at the bottom of eaves hall lane this year.(they use to come all the way up) If you blinked you might have missed it. The bottom of Eaves Hall Lane needs the site line improving, I believe a big dead beech tree is about to be removed in the next few weeks.

Unfortunately the applicant over the last few years hasn't addressed the overhanging hedges on Eaves Hall Lane, road side. From the land in question. Which is a problem for present road users.

Policy DMB3 Recreation and Tourism development 10.25

5. THE SITE SHOULD BE LARGE ENOUGH TO ACCOMMODATE THE NECESSARY CAR PARKING, SERVICE AREAS AND APPROPRIATE LANDSCAPED AREAS

When comparing movements at the Bowland Retreat Holiday Lodge Park, at Great Mitton BB7 9PH. It shows this application on Eaves Hall Lane being played down on the amount of people visiting and car movements and controlled holiday anti-social movements when in reality there will be heavy movement by transport , daily cleaning, laundry service, plumbing , delivery Bottled gas refills , electricians, site management, key hand overs , commercial waste emptied, maintenance, holiday visitors in and out at all hours etc. there is no extra parking on the plans for visitors and second cars and how much turning for commercial waste wagons? There is a blind corner from a single lane, wagons must not be allowed to back in or out on to the road.

It would be unacceptable/problematic for people to start parking on the lane and causing even more problems for the residents and businesses on the lane.

All this in an Area of Outstanding Natural Beauty

POLICY DMG3: TRANSPORT AND MOBILITY 10.6

IN MAKING DECISIONS ON DEVELOPMENT PROPOSALS THE LOCAL PLANNING AUTHORITY WILL, IN ADDITION TO ASSESSING PROPOSALS WITHIN THE CONTEXT OF THE DEVELOPMENT STRATEGY, ATTACH CONSIDERABLE WEIGHT TO:

1. THE AVAILABILITY AND ADEQUACY OF PUBLIC TRANSPORT AND ASSOCIATED INFRASTRUCTURE TO SERVE THOSE MOVING TO AND FROM THE DEVELOPMENT –

Public transport over a mile away

More pressure on the West Bradford bridge single track.

How to get past Waddington school when open at drop of and collection time(total chaos)

No village shop

2.THE PROVISION MADE FOR ACCESS TO THE DEVELOPMENT BY PEDESTRIAN, CYCLISTS AND THOSE WITH REDUCED MOBILITY

Did this applicant make any?

Sewerage system

On the plan the sewers records been submitted are dated 7/10/2020 for Eaves Hall by United Utilities, the site red outline seems to have been put lower down on the map . Its factual that there has been no permission to join potential new site this to the public sewer at the top of this field at this stage From the landowner across the lane. There had been no mention of the pumping system needed and again roads blocked to go under Eaves Hall Lane. How much more can the sewerage system take?

General

Anti-social behaviour is a big problem on holiday sites and no warden on site.

Security concerns more visitors may increase the risk of crime in the area

Light pollution disturbance to night sky and effect on wildlife habitats during and after construction

Three rivers woodland park have Aprox 300 holiday/static/lodges/park homes and are still in process of development with 56 holiday lodges which was an extension to the park.(no need for more)

If this application was passed it would set president for all the small parcels of fields up Eaves hall Lane/Moor lane to apply for sites.

The proposed site can be seen from the fells and through the part hedge in the winter on the lane and from Dove Syke lane and from the field in front of Eaves hall hotel which is a listed building looking north.

Conclusion

Please reject this planning application 3/2022/0705



21 August 2022

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2022 14:19
To: Planning
Subject: Planning Application Comments - 3/2022/0705 FS-Case-446097273

Planning Application Reference No.: 3/2022/0705

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

Comments: Dear Kathryn,

Re:Planning application 3/2022/0705

I would like to submit an objection to this planning proposal.

EN2 Landscape

The Forest of Bowland ANOB area 33 should be protected, this development planning proposal would detract from the natural beauty of the local area it is not in keeping with the character of landscape.

EN3 Sustainable development and climate change

The proposed development which includes creating a road and hard standings will result in the release of sequestered carbon into the atmosphere and will only contribute towards increasing the boroughs overall carbon footprint and furthermore reduce future potential sequestration of carbon by the extensive coverage of the development.

EN4 Biodiversity and Geodiversity

This particular development plan will in no way enhance the areas biodiversity and is just another typical standard development which will result in more fragmentation and isolation of existing natural habitat which should be avoided.

DMG1 General considerations

This proposed plan due to its size and density, visual appearance would have a negative impact in relationship to surroundings and landscape character.

I would question if it would in anyway enhance the environment or avoid impact upon it and how the developers would offset any damage or compensate for it.

DMG2 Strategic considerations

How is this development essential to the local economy or social well-being of the area?

Within this area and other areas of the Ribble Valley the current provision of holiday sites appears to be expanding to a size disproportionate to the adjacent villages such as West Bradford, and similarly to the situation in Paythorne.

DMG3 Transport and Mobility

The proposed plan states 4 persons over 25 per unit allocating maximum 1 car per unit this is unrealistic. Due to the lack of local public transport links this site will generate a considerable increase in vehicle traffic. Additionally due to lack of pavement there is cause for concern for pedestrian, cyclists and equestrian safety.

DME6 Water management

How would the developers mitigate risks regarding water management, in particular preventing pollution or surface run off and sewage issues?

DMB3 Recreation and Tourism Development

The area is not well related to the public transport network therefore it will inevitably generate more traffic movements especially on Eaves Hall Lane.

The proposal in its particular design plan lacks the future vision regarding sustainable tourism in areas of AONB.

DME4 Protecting Heritage assets

Being in close proximity to the heritage site of Eaves Hall the proposed plan and nature of design does not enhance the special architectural and historic character of the area.

DMB5 Footpaths and Bridleways

This particular development is directly linked to a public right of way Footpath 3-44-FP10 and will inevitably render it less attractive.

The plan doesn't state compensatory enhancements such that there is net improvement to the right of way given the character of the area.

In addition a priority concern of this objection to the proposed plan is the fact it facilitates for transient short term visitors possibly with pets/ dogs who may not always have a vested interest in the conservation of all elements that this special area of countryside offers. The effect on well-being of local residents, farmers and their livestock, and responsible respectful visitors whose current enjoyment from this area could be irreversibly damaged and deprive our future generations of the same privilege.

I note submission for comment is 26th August 2022. I would be grateful if the above comments could be considered when Planning application 3/2022/0705 is determined.

Yours sincerely

A solid black rectangular box used to redact the signature of the author.

From:

Sent:

To:

Subject:

23 August 2022 17:17

Planning

Planning Application 3/2022/0705 (FAO: Kathryn Hughes)



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

We have reviewed the above Planning Application.

Our principal concern is that of road safety.

The Lane is particularly narrow just north of the entrance to 3 Rivers Holiday Park.

As a motorist you are reliant on pedestrians standing tight into the hedgerow to pass them safely.

Furthermore there is a tight narrow bend in the lane between the entrance to 3 Rivers and the entrance to the proposed Site. If you meet another vehicle here you are reliant on one of the vehicles reversing. There is also pedestrian access through the hedge to 3 Rivers on this bend, which again creates another potential hazard for motorists and pedestrians alike.

Just after the bend is the access to the proposed Site. If two vehicles meet on this section it is impossible to pass.

The usual custom and practice for Lane-users, is that the vehicle heading up the lane pulls into the gateway of the field entrance of the proposed Site entrance. If this entrance is used to access a caravan park, rather than a field, it increases the risk of an accident occurring.

There is already a noticeable uplift in vehicles using this part of the Lane to access the Pre-School Nursery and adding another 12 holiday makers vehicle movements plus service vehicles can only add to the risk for users of what is a narrow, single track road.

For this reason we object to this planning application.

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 24 August 2022 10:49
To: Planning
Subject: Objection to Planning Application 3/2022/0705 fab: Kathryn Hugh's


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've already submitted this objection via the portal but it hasn't appeared yet, I'll send it again but just in case there's a problem here it is.

I'd real appreciate some form of confirmation if at all possible, just to put my mind at rest.

Regards

[REDACTED]

Re: Planning application 3/2022/0705 Land on West side of Eaves Hall Lane opposite entrance to Three Rivers Caravan Park Eaves Hall Lane West Bradford BB7 3JG

EN2 Landscape

The Forest of Bowland AONB area 33 should be protected, this development planning proposal would detract from the natural beauty of the local area as it is not in keeping with the character of the landscape.

EN3 Sustainable development and climate change

The development of the field which includes creating a road and hard standings in the planning proposal will result in the release of sequestered carbon into the atmosphere and will only contribute towards increasing the boroughs overall carbon footprint and further reduce futures potential sequestration of carbon by its extensive development coverage.

EN4 Biodiversity and Geodiversity

This particular development plan will in no way enhance the areas biodiversity and it's just another typical standard development which will result in more fragmentation and isolation of existing natural habitat which should be avoided.

DMG1 General considerations

This proposed plan due to its size and density, visual appearance would have a negative impact in relationship to surroundings and landscape character.

I would question if it would in anyway enhance the environment or avoid impact upon it and how the developers would offset any damage or compensate for it.

DMG2 Strategic considerations

How is this development essential to the local economic or social well-being of the area?

Within this area and other areas of the Ribble Valley the current provision appears to be expanding disproportionately to the adjacent villages such as West Bradford and Waddington, similarly to the situation in the village of Paythorne.

DMG3 Transport and Mobility

The proposed plan states 4 persons maximum over 25 per unit allocating and maximum 1 car which is unrealistic. Due to the lack of local public transport links this site will generate a considerable increase in vehicle traffic. Additionally due to lack of pavement there is cause for concern for pedestrian, cyclists and equestrian safety.

DME6 Water management

How would the developers mitigate risks regarding water management, in particular preventing pollution or surface run off and sewage issues?

DMB3 Recreation and Tourism Development

The area is not well related to the public transport network therefore it will inevitably generate additional traffic movements especially on Eaves Hall Lane.

The proposal in its particular design plan lacks the future vision regarding sustainable tourism in areas of AONB

DME4 Protecting Heritage assets.

Being in close proximity to the heritage site of Eaves Hall the proposed plan and nature of design does not enhance the special architectural and historic character of the area.

DMB5 Footpaths and Bridleways

This particular development is directly linked to a public right of way, footpath 3-44-FP10 and will inevitably render it less attractive.

The plan doesn't state compensatory enhancements such that there is a net improvement to the right of way given the character of the area.

Priority concern of this objection to this proposed plan is the fact it facilitates for transient short-term visitors and their dogs/pets who may not always have a vested interest in the conservation of all elements that this special area of countryside offers. The effect on wellbeing of local residents, farmers and their livestock, and responsible respectful visitors whose current enjoyment from this area could be irreversibly damaged and deprive our future generations of the same privilege.

I note submission for comment is 26th August 2022. I would be grateful if the above comments could be considered when Planning application 3/2022/0705 is determined.

Yours sincerely



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 August 2022 15:21
To: Planning
Subject: Planning Application Comments - 3/2022/0705 FS-Case-446717624

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: [REDACTED] Eaves Hall Lane [REDACTED] refer to the above and write in full support of the response already filed by The Parish Council. In particular the proposed development would add to the increase in traffic up and down Eaves Hall Lane which is a very narrow cul-de-sac. In recent years the traffic volume has increased massively consequent on developments at Three Rivers Caravan Park (now expanding to approx. 270 units) at Evergreen Forrest Nursery at Dove Syke Nursery where upto 20 children per session are delivered and collected each working day and other increased activities at Seedall's Farm and Eaves Hall Farm the latter including a new dog day-care centre. There are ongoing planning activities for the erection of 15 Eco Lodges in the field immediately above Eaves Hall on the western side of the Lane.

These cumulative changes result in a huge increase in traffic which is now seriously detrimental to road safety (the Lane is used by pedestrians including prams, push chairs and cyclists and to the amenity of residents and visitors alike.

The Lane is especially hazardous between Three Rivers entrance and the proposed entrance to this site of this application as it is very narrow and on a bend where visibility is severely compromised. This hazard will be increased by traffic entering and especially leaving the site.

We oppose any further developments which jeopardise road safety.