

## Sharon Craig

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**From:** April Collinson <readparishcouncilclerk@gmail.com>  
**Sent:** 05 January 2023 16:56  
**To:** Planning  
**Subject:** Re: Consultation on planning application 3/2022/1129 Bridge Hey Wood Caravan Park, Dunkirk Farm, Read BB12 7RR

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FAO Stephen Kilmartin

Dear Sirs,

In relation to the above planning application the following comments were made;

1. In the planning application it is stated that no trees were on the site however it appears multiple mature (70-80yrs+) trees have been removed from the site.
2. The removed woodland formed part of a natural ecosystem with a wealth of biodiversity and wildlife which has seen major impact from the development.
3. The Ditch and Bund formed block access to the Viaduct which is necessary for Railway Paths to perform maintenance on the Viaduct and ensure safety. This provides no additional protection from trespass as there is already a large metal fence in place. This right of access is noted on the land registry documentation (dated 12.10.1979). The ditch also holds potential to cause damage to the viaduct itself.
4. In the Ribble Valley's Local Plan (7.6.6) it is stated that "The site should blend into the landscape and be capable of being screened from both local and more distant viewpoints" and "Advantage should be taken of minor variations in topography and existing natural features, such as trees and hedgerows, should be used to sub-divide or screen the site. Particular importance will be given to the protection of views from footpaths and high level roads. The internal layout of the site should take advantage of natural features and be supplemented when necessary by further landscaping and new tree planting. This will both help to absorb the site into the landscape and create a pleasant internal appearance. Planning permission should therefore not be granted if a site presents an unacceptable intrusion into the landscape and cannot be satisfactorily screened from local and high viewpoints." The removal of healthy mature trees is contrary to this.
5. The planning documents note a footpath which travels under the Viaduct, this is not a footpath owned by the Caravan Park and actually belongs to Railway Paths

Due to the above reasons Read Parish Council would have to object to the planning application in question.

Regards,  
April Collinson  
Clerk to Read Parish Council

On Thu, 15 Dec 2022 at 10:32, Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)> wrote:

Please will you let Stephen Kilmartin have your comments on the above planning application? (Please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Stephen Kilmartin)

The application is for retrospective change of use with minor engineering works and associated landscaping works for the reuse of the former railway embankment and track bed to form an informal recreational amenity area in association with the adjacent holiday park.

Here is a link to view the submitted documents on our website

[https://webportal.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2022%2F1129](https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F1129)

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA

Tel 01200 414499 email [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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