

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 August 2026 21:39
To: Planning
Subject: Planning Application Comments - 3/2026/0538 FS-Case-862483046

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0538

Address of Development: Eaves Hall
West Bradford

Comments:
Hi,

I am responding on behalf of [REDACTED] to the above application. We have concerns due to the presence of setts in this immediate area. Our records show that there is an active badger sett very close to the proposed site and activity of the badgers has been observed and documented on ecology report. The report states that a well used latrine including fresh dung pits are in the northwest of the field on the site plan. Any building would impact on the badgers as they are already using this area for foraging and other natural habits. Given this information, we would hope that the relevant surveys/investigations are carried out before this request is determined, and appropriate mitigation put in place dependant on what is found. We would be happy to work with yourselves and the developer to ensure the best outcome for the badgers.

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 August 2026 10:21
To: Planning
Subject: Planning Application Comments - 3/2026/0538 FS-Case-862590377

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0538

Address of Development: Eaves Hall, Eaves Hall Lane, West Bradford, BB7 3JG

Comments: Planning Application no; 3/2026/0538

I would like to comment on the above application for 15 eco-lodges, Eaves Hall, Eaves Hall Lane, West Bradford, BB73JG

[REDACTED], [REDACTED] – planning application attached file
26 05 38 Location plan – [REDACTED]

They accept there will be disturbance, which they will try to minimise (attached file 260538 Eaves Hall Lodges Management Plan, 2.1 Movement on Site 3rd para), and this relates to guests arriving/departing presumably in their own cars.

Further to guests' arrival/departure, who are attending the Weddings, and myself not wanting to be a party pooper, guests will be having Hen and Stag parties before/after the Wedding, to be controlled by having NO EXCESSIVE noise after 10.30 pm or before 7.30 am. What's excessive noise? (attached file 260538 Eaves Hall Lodges Management Plan 5.1 Noise Restrictions 1st para). What chance do management have of controlling noise when they allow bands/music to be playing currently at the Hall after 10.30 pm, which can be [REDACTED]?

How will they stop taxis, and others, from turning up to collect/drop off guests who want to continue partying, and who want pickup [REDACTED], not the Hall?

Guests stopping on longer than the wedding night will be calling taxi's, friends cars, or using their own cars and creating noise outside of management control and permitted quiet times.

No EXCESSIVE noise after 10.30 pm yet they are to provide torches for use after external lighting is switched off by 11.30 pm (260638 Eaves Hall Lodges Management Plan 5.2 Light Pollution 2nd para)

Disturbance due to noise is surely not acceptable, whether EXCESSIVE or otherwise?

[REDACTED]