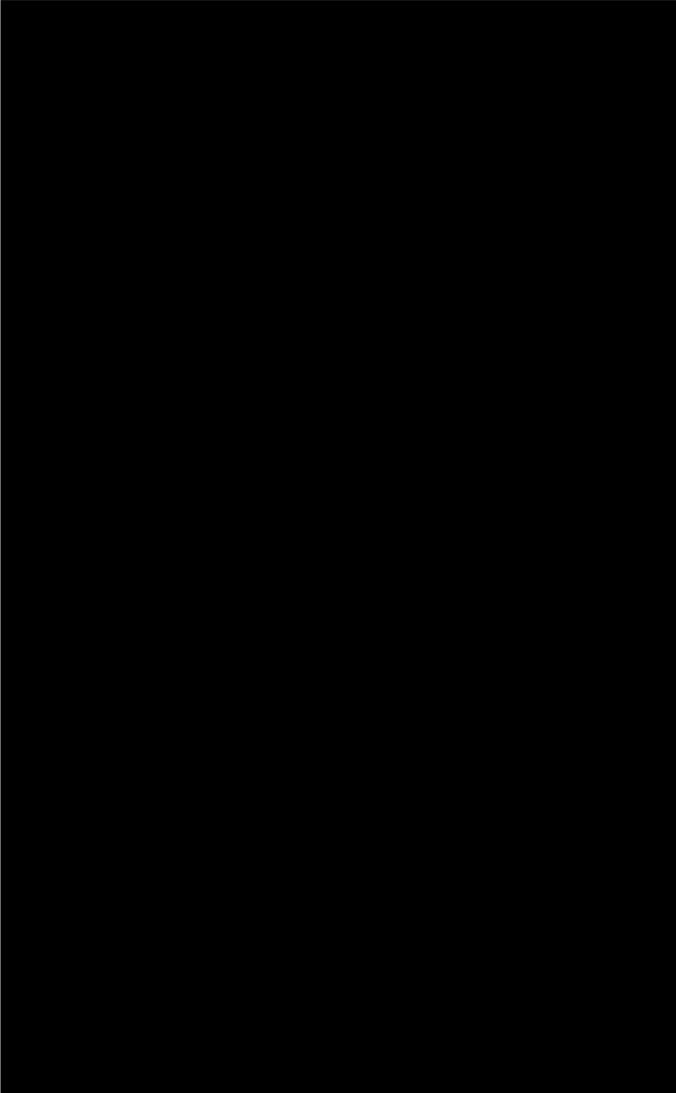


Sharon Craig

From: [REDACTED]
Sent: 21 February 2023 16:52
To: Planning
Subject: Planning application 3/2022/1129 FAO [REDACTED]



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 [REDACTED]

As a concerned user of the Martholme Greenway and Martholme viaduct I have some comments on the above planning application that refers to work already completed.

1. The bund and ditch that have been created at the Northern end of the Martholme viaduct are.
 - i. Both the bund and ditch restrict access to the viaduct for maintenance. See the Title registry LA885684 section A 4. This grants access to the northern end of the viaduct via the section of land under the planning application This was made by the landowner's mother in 1979 and continues through to subsequent owners.

ii. The ditch has removed the earthen retaining structure to the North end of the viaduct, this could over time lead to the degradation of the structure in this area.

2. In a covering letter the landowner states that the bund and ditch are to prevent trespass. There are already sufficient measures in place to prevent access with the 2 meter high palisade fencing at the northern end of the viaduct and the substantial drop 4 to 5 meters at either side of the viaduct wall at this point.

3. In the covering letter the included map shows the footpath for the caravan residents going under the viaduct. The applicant does not own this section of land, this is owned by Railway Paths Ltd. On the deed there permitted access for the residents of the caravan park hence should not be included within the designated walks.

4. In the covering letter the included map shows the viaduct as 'No access over the viaduct' this is incorrect as the viaduct is fully accessible from the southern end and access for the residents of the caravan park is only prevented by the applicant.

5. In the application form under Trees and Hedges the questions

"Are there trees and hedges on the proposed development site?"

"And/or: Are there trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

The applicant has indicated NO to both of these. This is not correct. At the start of the works in this area the embankment was covered with reasonably mature trees 70+ years of age, with some older trees on the sides of the embankment. These covered a full range of species including Oak, Willow, Hawthorn, Hazel, etc. as per the southern side of the viaduct. See the tree removal document.

The application gives a false impression by not acknowledging the existence of the trees. The site is now largely devoid of trees and looks like a moonscape. If the site had been inspected before the clearance work began, I feel that planning would have been rejected.

6. Under the section on Biodiversity and Geological conservation the applicant has indicated NO to all questions.

Prior to the works the site was a haven for wildlife such as Roe Deer, Badgers, Buzzards, Foxes and much more, it is now devoid of all wildlife.

When the original fence was erected at the northern end of the viaduct a gap was left in the bottom corner as an access for the badgers which would frequent the viaduct. This was blocked by the applicant prior to the works commencing.

7. Under the Materials section the applicant again has indicated NO but has brought in many tonnes (possibly hundreds of tonnes) of hardcore material to form the path and picnic bench areas.

Please could you acknowledge receipt of this objection to the above planning application.

Regards