



3rd May 2021

Re: - Planning Application No: 3/2021/0378

Dear Mr Birkett

We would like to comment on the Application in the following six categories:-

1. Extent of land owned by the applicant.
2. Surface water Drainage.
3. Construction of a track in the Green Belt
4. Raising of the height of the roof.
5. Access Point to the potential new track.
6. Privacy loss to Jersey Farm and Jersey House.

1. Please find the enclosed map showing the extent of the land owned by Jersey House and Croft and not as shown on the Application which shows the applicant's land greatly exaggerated.

2 (See enclosed Map) Over the years, Ditches A and B have been blocked and adversely diverted at Jersey Farm. When we first moved up here the two said ditches ran in heavy rain by different routes into Ditch C; the ditch B flowed into ditch C via the Farm's garden and Ditch A flowed via a sizable culvert under the Farm. Now with a few days of normal rainfall they flow into Ditch D causing problems at the lower end of this ditch at 21 Knowsley Road, (presently unoccupied). See photo 3.

See also category 3 below.

3. We have lived at [REDACTED] for 40 years and there has never been any sort of track as shown on the plan; see photos 1 and 2 enclosed. The new track involves digging up the green belt and adding what looks like rammed earth to act as a track but as this is usually a wet muddy footpath it, would soon lead to the need for it to be replaced by a concrete or other hard well-drained surface.

Photo 3 illustrates how it is with normal rainfall.

Until a few years ago this strip of land, recently purchased from the farmer and fenced off, was used to graze horses and could easily be brought back to productive farming use. It does not appear justified to lose Green Belt land when a suitable access route could be made by demolishing the shed and the open shed.

4. Raising the roof height is not appropriate so close to a public footpath.

5. Should permission be granted for the new access point, (shown by the red circle on the enclosed map), the area as it leaves the present track should be made wide enough so that sizable vehicles do not fall towards the ditch or cross over onto the neighbour's land.

6. The loss of privacy to Jersey Farm and Jersey House should be considered particularly as the new holiday home would overlook the two homes at bedroom height.

Finally we think replacing the unsightly stables with a home is a good idea given the reservations we have, detailed above, but a permanent starter home or a home suitable for a downsizing couple, both of which are in short supply in the Ribble Valley, would be more appropriate. The building should be built to the highest standards given that the Building Regulations will be enhanced soon.

Yours faithfully

