21st June 2023

Our Ref: SWLC.LPC884

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

**Town and Country Planning Act 1990**
**New field access – Lovett Farm, Little Somerford, Wiltshire, SN15 5BP**

Please find enclosed a duly completed application intended to create a new field access. It is the purpose of this overarching correspondence to provide an explanation of the need for the access and confirm its acceptability physically and in planning policy terms.

The historic access to the field includes a run-off in front of the farmhouse. That property has now been extended pursuant to application PL/2021/10327, and the garden hedging shown below has been replaced with a low wall.

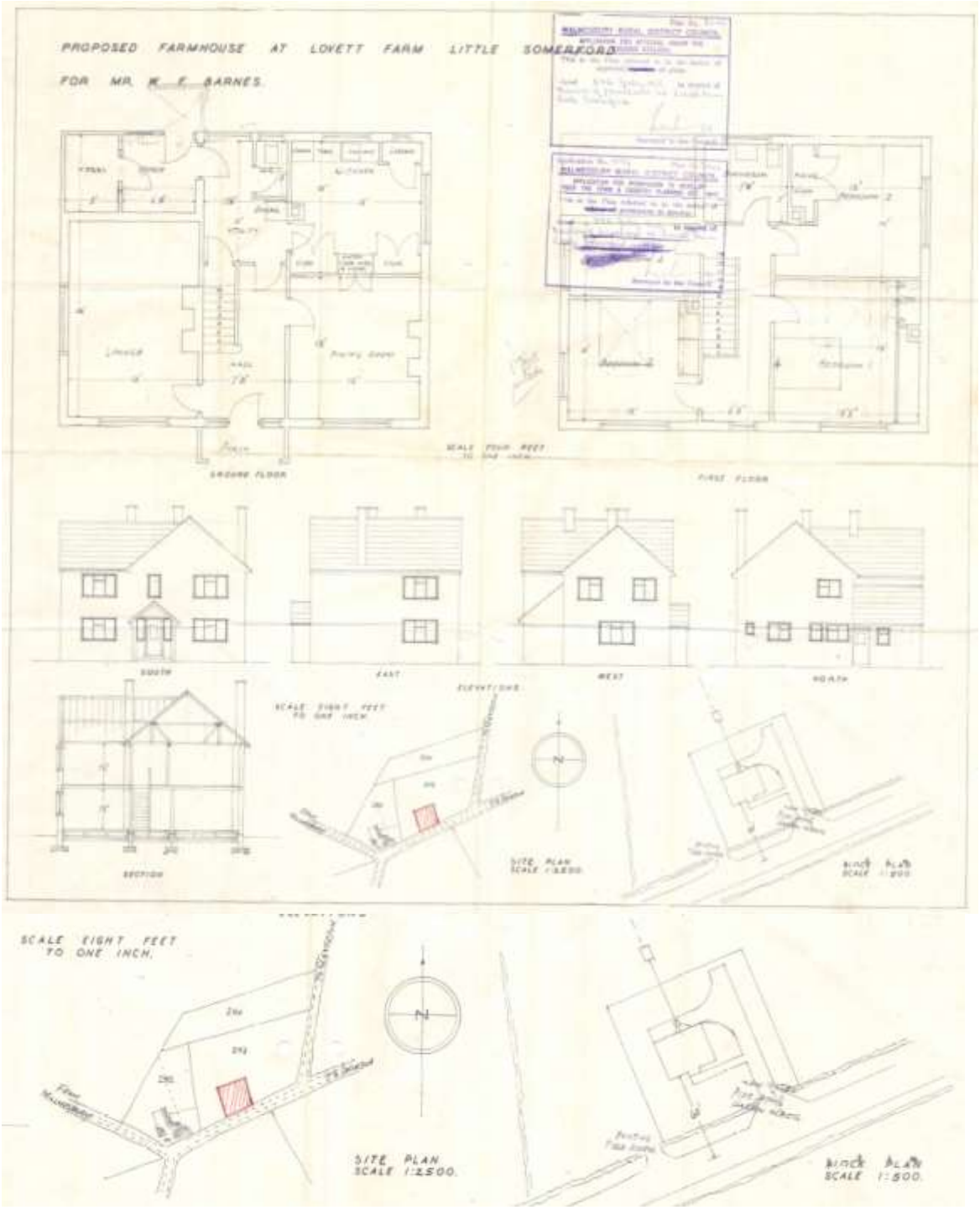


As a consequent of those residential works the historically approved garden has also now been enclosed, reflecting the extent of the sanctioned garden land approved by application No1534 (Malmesbury Rural District Council) in July 1963, relating to the then proposed new farmhouse.

LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

DIRECTOR: SWL CHAMBERS BSc (HONS) MA MRTPI. REGISTERED IN ENGLAND AND WALES No. 03259960, REGISTERED OFFICE: TRULL, TETBURY, GLOS, GL8 8SQ.

The approved plan extracts inserted below shows that the farmhouse as approved included a new access to the east and land to that side of the house within the new curtilage created. A blown up extract from this part of the plan has been included for clarity.




The new entrance referred to above was created when the house was erected, although in practice the historic access to the west, and linked more closely to the farmyard and related building has more generally been used, so that the newer access was largely used to access the field. That arrangement has now been

ceased as the house's extension works have also completed the enclosure of the originally sanctioned garden, in accord with the 1963 particulars.

Sharing the Brinkworth Road access is not appropriate, particularly given the more heavily trafficked nature of the road, by comparison with the more minor road to Lea, off which it is proposed to create the new field entrance.

Specifically, the new gateway has been sited to the back of the existing passing place shown below, which will therefore be retained and at the same time assists with the provision of good intervisibility for those using the new gateway and other road users.



The increased depth of the new bell mouth also minimises the width of hedgerow to be removed, as it sits behind the typical visibility splay. This is already in the applicant's ownership and is not protected. It is anticipated though that works will be necessary in the highway and consequently the application includes a Certificate B Notice served on your Council's highways department. It is also understood that agreement will be required separately where works include alterations in the public highway.

The application is a very modest development and simply provides a new field entrance off a straight section of country road. The gateway is set back (approximately 7m) from the carriageway edge and will accommodate a traditional five bar timber gate. The apron in front of the gate will be tarmacked and edged with 100mm wide flush set retaining slabs, and cut at road level. The existing shallow hedge ditch will be piped and by slightly doming the access apron will ensure any surface water run-off will drain to the verge and ditches to the side, and not onto the carriageway/passing bay. The use of a compacted material (tarmac) and the opening of the gate into the field can of course be conditionally controlled. The precise constructional details will be finalised in agreement with the highway's department as land owners.

The Development Plan (Wiltshire Core Strategy) seeks to ensure high quality design in all new development (CP57) and it is strongly maintained the modest nature of the plans in this case will ensure the area's visual amenities are not harmed.

Additionally, by reference to Policy CP51 and the modest nature of the change the landscape impacts are not believed to be material. Furthermore, and cross referenced with CP57, the access has been designed in accordance with CP61 to ensure all the needs of those various transport users, potentially impacted, have been carefully considered. It will be a safe and convenient field access and is commensurate with its role and more over by reference to the severity test at paragraph 111 to the NPPF will not result in a harmful impact on the convenience or safety of other road users. As indicated above it is in fact an improved access arrangement replacing the residential access from the main road.

The application development is very minor and in light of the above comments I trust you have sufficient information to promptly sanction the works in question. However, if there are any mattes arising which you would like to discuss in more detail to ensure your support, please do not hesitate to contact me.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr A Barnes