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From: Peter Grist
Sent: Wednesday, December 20, 2023 10:00 AM
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Cc: Foster, Jemma <Jemma.Foster@wiltshire.gov.uk>
Subject: PL/2023/09751 Class Q application, Blueridge Farm, Hawkeridge.

Dear Sir/Madam,

With reference to the above application, and acting as agent for the applicants, we would like to respond to the various comments and observations made.

1. Rights of Way

The current and proposed access currently allows vehicles and farm machinery into the existing barn and adjoining fields to tend livestock and crops. Therefore this access currently has the potential to be used more intensively than the proposed use as residential accommodation.
There are currently two five bar gates either side of the footpath which have to be opened each and every time vehicles need to cross. There is very good visibility in both directions to afford safety to pedestrians and animals. These gates will remain shut at all other times which will provide maximum safety to pedestrians using the footpath and prevent the public and animals entering private property.

There is hardcore laid either side of the access gates, which will be added to as required, and the footpath, which is a mixture of grass and hardcore will be replaced like for like if and when required. There are a further three transition gates along the footpath for the movement of animals and tractors.

To confirm, the current access will remain in place with the protective gates opening into the applicants land and surface monitored for additional erosion and repaired if and when required. The existing fencing will be maintained in situ.

2. Public Protection

The large containers are used for water storage. However the applicants are happy for the condition as suggested to be added to any approval documentation.

3. Local Objections

In most cases of Class Q applications the barns are remote from village centres but in sustainable locations for services and access. It is unlikely to set a precedent for future development as Class Q is specifically for the conversion of redundant farm building into residential accommodation. The comment regarding the protection and safety of the footpath has been addressed above in 1. Rights of Way. The current area in front of the barn is laid to hardcore and will not be increased in area as a result of this application. Therefore the current ground water absorption capacity will not change.

Any further application for additional properties will be considered on their own merits and be subject to the current Core Strategy policies.
We do not anticipate and significant increase in traffic flows to that required for use as a farm building. The access has good visibility in both directions and access off the main road is controlled.

The current levels of rainwater percolating into the ground will not change as a result of this application as the hardcore and roof areas will not be increased.

4. Heywood Parish Council

We note that the Parish Council raises no objection to the proposals.

5. highways Department

We note that they wish to raise no Highway Objection.

6. Fire Safety Advisors Comments

All fire safety measures will be properly addressed at the Building Regulations application stage should no prior approval be determined.
However the installation of a sprinkler system will be considered to protect the occupants and the building in the event of a fire.

Should you require any further information or clarification please get in touch.

Regards

Peter Grist