Representations by Messrs Stainer in respect of revised Application No. PL/2023/11188 Outline Residential Planning Application Land at Blackmore Farm, Sandridge Common, Melksham SN12 7QS

Further to representations we submitted on behalf of Messrs Stainer on Gleeson's last application (PL/2023/011188) Land at Blackmore Farm on 19th February 2024, our clients wish to make further comments on the current application (PL/2023/11188).

My clients have always been concerned about any additional use of footpath MEL41 by residents of the new Gleeson proposed development. Additional usage would potentially put users in conflict with traffic going to Snarlton Farm itself, as well as the commercial uses adjacent to the Farm. Additionally planning permission has recently been granted for 46,000 square feet of additional commercial floorspace served off this access (PL/2023/09968), which would further compound the dangers.

We now note that the Council's Rights of Way officer has commented on the latest application in respect of MEL41 as follows:

MELW41 Forms the access road to Snarlton Farm. It would be desirable for as little of this Bridleway to be used as the Southern Access route into the site to avoid conflict between vehicle traffic and users of the Public Right of Way. Where it is unavoidable a shared use path should be constructed alongside the vehicle access track. I would also request a contribution towards stopping up sections of MELW41 to remove conflict with vehicle users of the farm drive. If possible MELW 41 should be incorporated within the green space as this will provide a more enjoyable experience for the Public Rights of Way users. Before re-joining Browns Lane MELW41 further East. I would also request that this path is created with a designation of a restricted byway to future proof any possible higher rights claims on MELW41.

Our clients would in principle support the officer's suggestions, which would be on land in their ownership. As the potential issues are caused by Gleesons and its proposal to only have a main access to the north and not one to Eastern Way, our clients believe the costs associated with this idea should be borne by the housing developer.

CL 01/10/24