

Our Ref: JRB/jg/95382/gen

18 October 2005

Councillor Ian West
3 Church Street
Winterbourne Stoke
Salisbury
SP3 4SW



Dear Councillor West

Re: **Manor Farm Barns - Fisherton de la Mere**

At the last Planning Committee Meeting I was asked to look at three issues that were raised as follows:-

- 01 Additional evidence that the only viable re-use of the buildings is for a residential use.
- 02 The potential re-alignment of the internal road to overcome the concerns of the Highways Agency relating to the glare from headlights and also the concerns of the Tree Officer.
- 03 The outcome of my meeting with the Highways Agency.
- 04 The clarification of the site ownership lines.

Whilst I will try to address all of these issues, I was unaware that my response was to be before the Planners by 7th October 2005 until I received a faxed letter from them on the afternoon of the 6th. Having said this, I have been able to chase all the required parties and now wish to respond to you as follows:-

- 01 Attached is a report from local commercial agents, Woolley & Wallis of Salisbury which provides details of the available office and industrial units in the area and the annual rental income that is being asked. The letter also indicates the length of time that it has taken to let some of the units and the rates that have been achieved.
- 02 Having discussed your Committee's suggested re-alignment of the access road with both my client and the Highways Agency, I now enclose a revised drawing which we have submitted to the Planning Authority which moves the access road to within the site, overcoming the concerns of the Highways Agency that the headlights of the cars within the site might dazzle oncoming vehicles on the A36, and also that vehicles turning into the site might be held up on the carriageway by vehicles manoeuvring into the access road parallel to the A36.
- 03 At my meeting with the Highways Agency I discussed the main issues that they had, being the two raised above in 02 and also the question of sight lines. They agreed with me that by re-aligning the access road we could overcome their objections as in 02. With regards to the sight lines, they agreed with me that whilst we are not creating a significantly greater use to the access if at all, they could not ease their requirements for visibility splays. The main reason being that they could not see how we could cut and maintain the bank and keep the visibility splays clear of any obstruction. They did

however agree that this section did not have a high accident record and that the visibility was better than in many other access junctions.

- 04 We have submitted to the Local Authority a clearly marked location plan showing site ownership.

We trust that you will be able to support our application and would be pleased to answer any questions should you wish to contact me.

Yours sincerely

Jonathan Barlow

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