

PLANNING APPLICATION REF: SE/20/00073/FUL

Manor Farm, Dryhill Lane Sundridge TN14 6AA

This is a brief statement in support of the above application for conversion of redundant agricultural buildings at the above site.

The practical fine detail of project management of the scheme will be dependent on the skills of the contractor carrying out the conversions. Initial discussions prior to the planning application have been held with the applicant with the access arrangements as subject.

The problems posed by the access track during any construction at the Manor Farm southern end of the public footpath are well recognised, substantial sums have been spent recently to improve the underlying base. It is also in the applicants interest to maintain good access to other points along the track.

Logistic items were put forward, such as the possibility of a 'staging post' for deliveries at Wellers farm, at the northern end of the track, before the right angled bend as the tarmac ceases. Materials then being moved in a smaller vehicle to the site. Careful monitoring of traffic movements will need to be carried out, of any degradation of the surface of the existing track and erosion of the verges leading to an unintentional widening and intrusion onto areas that have no vehicular support.

Also, and this will be discussed with any potential contractor, the possibility of a 'watchman' at the Wellers Farm position, in contact with the site by radio, who will warn of pedestrian groups, and will also warn the groups of vehicular movements. The writer has noted groups on a number of occasions on site visits.

Where feasible, clashes between walkers and vehicles will be reduced as much as possible. The applicant has also suggested the installation of a further passing place to reduce possible inconvenience to existing residents close to the Manor Farm site. The grass verges closer to the application site will also be reviewed and improved.