

Supporting Documents - Chartered Engineers report - Corrections to errors in the report

The engineer may have 30 years' experience, but his attention to detail is lax.

He reported that he performed a visual inspection only of the proposed development and this didn't include the roof. He stated that there was surface corrosion on the supports but as he did not perform any 'opening' of structures to see if the structure was sound below ground level. This doesn't appear very thorough for such an exposed location.

The 'Farmhouse' he refers to does not belong to the applicant, it is a private dwelling and is only 80m from the proposed development site, not 200m.

The site is open with no trees or other significant vegetation because the applicant cut down all the screening around the barn. The screening was a condition set by the Planning Inspectorate to hide the barn due to its prominent position.

The building is not clad on all faces. The eastern side has always been open and never had 'sliding doors'. The structure is exactly the same as it stands today as to when it was constructed.

The building may have been constructed elsewhere 50 years ago, especially going by its poor condition, but it was only constructed in its current location about 15 years ago, not 30 years ago. The original plans for the site were to construct a new building but after construction occurred it highlighted this was not the case. The current 'patchwork' structure is the actual original construction. There has been little or no repair work.

The structure isn't being retained, only the steel portal frames. The various new windows & doors will need to be put into new walls, with a new roof. At a minimum, the eastern elevation will need new foundations and the same potentially for the other three walls.

Snow loading: The location isn't Oxford and the site altitude is over 200m, not 100m. There is more likelihood of snow in a rural and high location, and especially in the windy location where the barn is situated. (Locally known as 'windy ridge'). There has been regular drifting in the location, between 1.5-2m on occasions. On one of the occasions, when we were 'snowed-in' for two weeks, I attempted to drive a quad bike through the snow to Sibford Ferris. This was via the footpath next to the barn, but I had to turn back as the snow started to come over the handlebars and it was getting deeper. This was literally only a few metres past the proposed site.

I have lived at the Folly Farm private dwelling for 22 years. I have witnessed the original barn construction about 15 years ago and I have walked past it daily as the public footpath is part of my daily dog walking routine.