From: Peter Curtis
Sent: Monday, October 16, 2023 10:58 AM
To: Minting, Lucy <lucy.minting@wiltshire.gov.uk>
Subject: PL/2023/07223

Dear Mrs Minting,

Please may we put to you some concerns over the red line matters of this application.

We accept that (apart from the submission dates) many of the documents of the previous application(s) are unchanged and some include in them the previous "red line" location maps.

This latest application has many flaws and even the new Planning Statement shows the "old" red line map (Fig. 1 of Appendix B) as only extending along the C292 up to just short of the High Post junction. This extracted map is attached.

This aside, the updated red line maps of the new application (the Block Plan and the Location Plan) now include certain land around the High Post junction. The applicant presents a case for this situation in : Note within the new Planning Statement : TN02 - Review of Highway Boundary. Here it appears that even (in 2021) having gained from Wiltshire Council a map of the land that the Council states the highway takes up (Fig 1), the applicant further challenges Wiltshire Highways on this (2023) and despite getting a clear affirmation of the limit of Council ownership (July 2023), they dispute it. Similarly, they present in Fig.2 the relevant details from HM Land Registry but again dispute these lines. Again, these maps are all attached.

The new red line as defined in the Location Plan is all OK except for the Southbound East corner of the junction where the red line is drawn WITHIN land that Land Registry shows as belonging to High Post Golf Course. This corner needs carefully looking at because the distance from the kerb to the signal box referred to is more like 1.7m and insufficient for their proposed footpath. We highlight this specific area in an attached map we have annotated ourselves. IF the land clearly does belong to the Golf Club then we would expect some arrangements with them to have been made rather than boldly stating that all the available land between the road and the hedges must belong to the Council (despite the Council denying this and the clear evidence from HMLR).

We believe the red line in this location is wrong. We have been in contact with the Golf Club and they are not formally involved with the process. We dispute the applicant's conclusion that all the land between the road sides and hedges is Council owned . We believe the red line at this south east corner of the junction is incorrectly drawn and there is insufficient space for the suggested footpath.

There are some other red line concerns.

1. Although the copse of trees the applicant proposes will be planted are very much part of their application, they are outside of any red line. BUT we accept that it is within the blue line of land owned by the applicant.

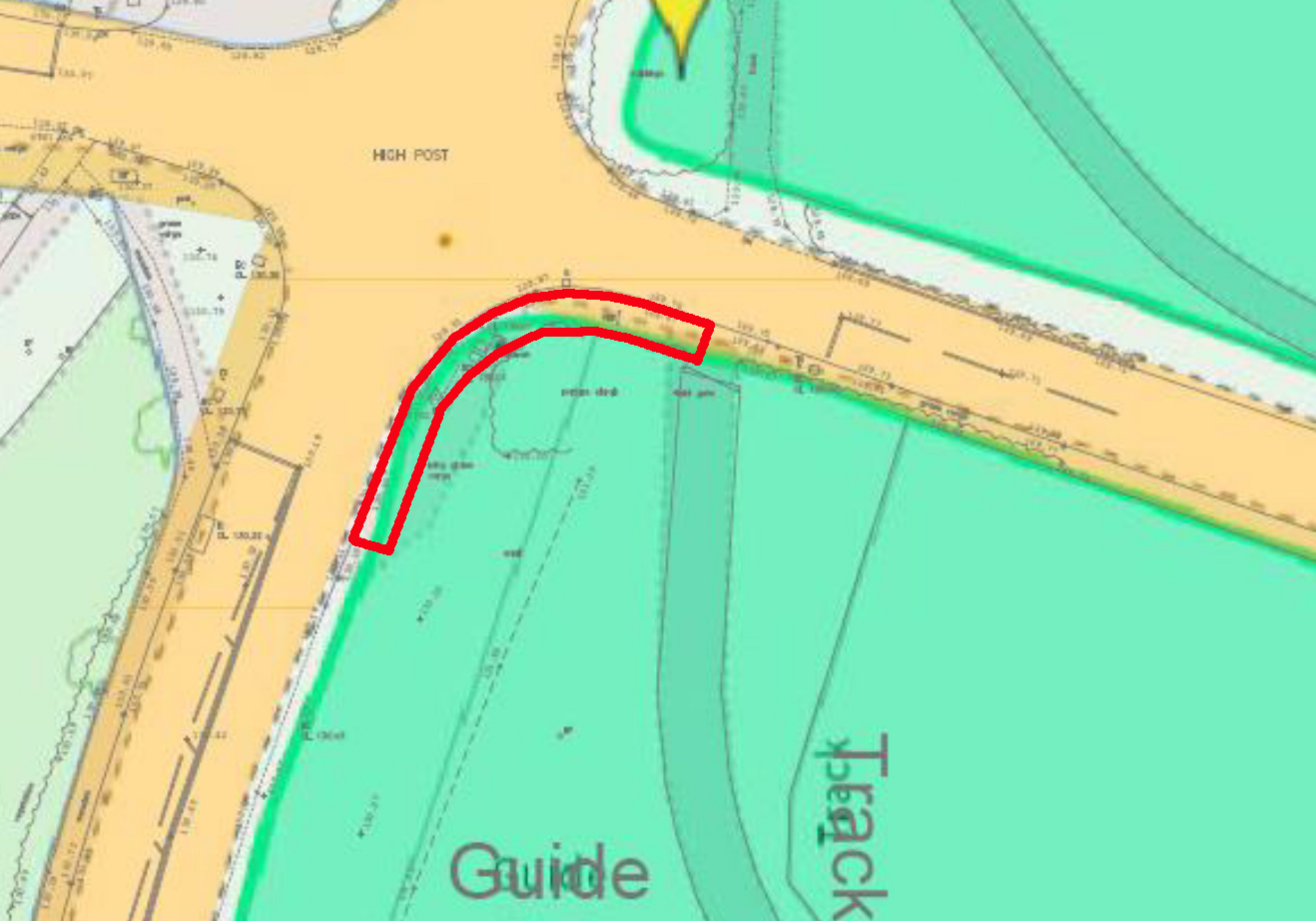
2. The applicant also proposes to offer extended sites for Stone Curlews. Perhaps these should also be within a red line. But we accept that one proposed plot on the east of the A345 is owned by the farmer that sold the land of this application. The plot to the west side is under separate ownership. But since the RSPB have poured scorn on this proposal then it is not such a concern.

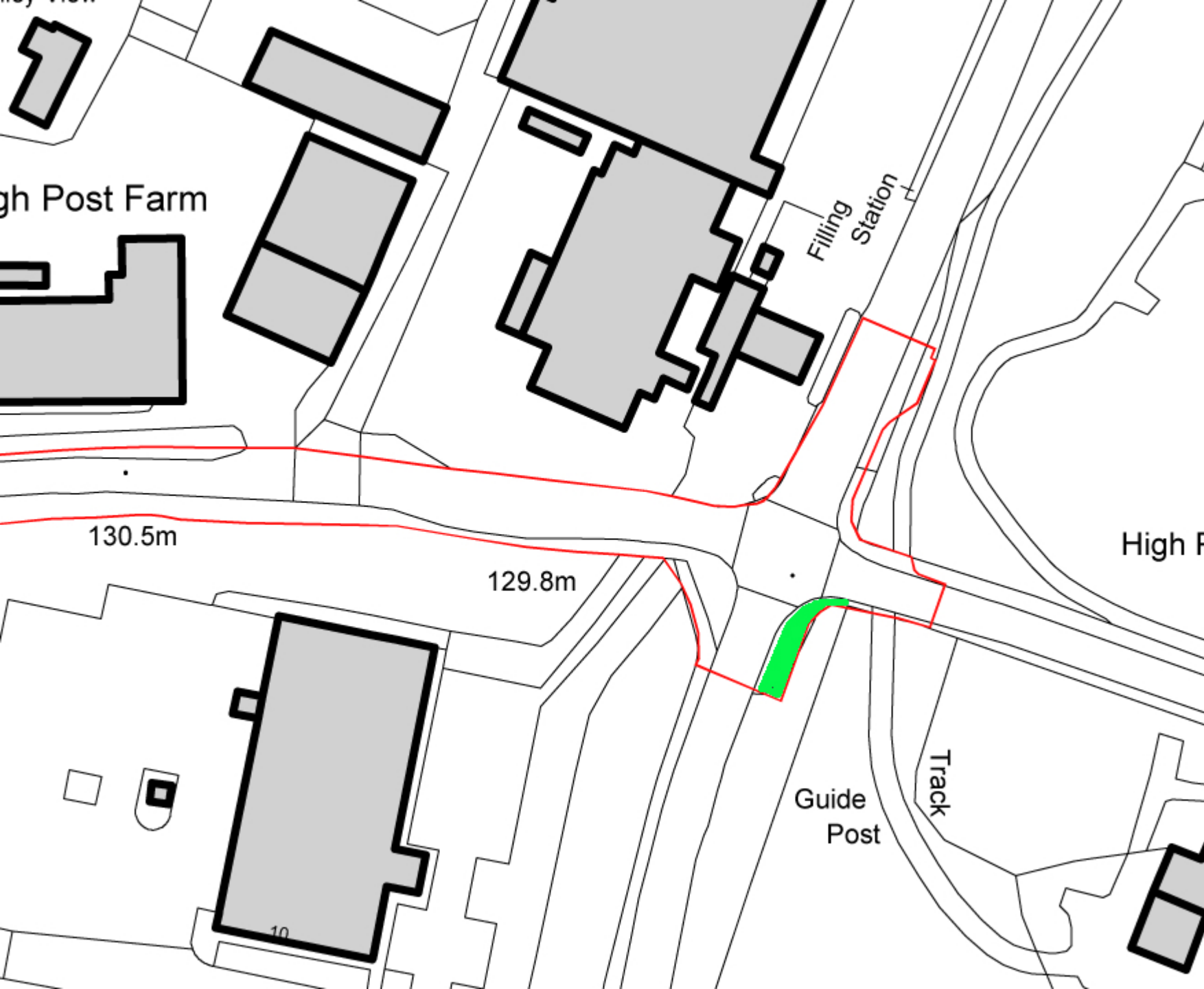
3. The route of the foul sewage is a concern since it runs over land that is in separate ownerships. There are no details of any route, the land ownership and arrangements in place to pass under roadways. This is not just the A345 to connect to Lordhshil but specifically the concrete track that lies along the southern border of the application site and where the owner of this track is unlikely to give permission for any work on it.

We believe that the red line inaccuracies may well render the application invalid.

with best regards,

Peter Curtis


HIGH POST
Guide
Track


gh Post Farm
Filling Station
130.5m
129.8m
High
Guide Post
Track
10



01 | LOCATION PLAN

SCALE 1:2500

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from CSA Architects.

Contractors are not to scale from this drawing, but to check all dimensions on site prior to the commencement of work.

Any discrepancies should be reported to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Notes / Revisions

REV	DATE	NOTES	BY
D	23/08/2023	Boundary amendments	MS
C	28/11/2022	Hybrid planning application	JB
B	02/11/2022	Revised layout proposals	JB
A	16/12/2021	Planning Issue	JB
-	06/12/2021	Draft Planning Issue	SK

ORIGINAL DRAWING SIZE : A1

Scale Reference

0m 25 50 75 100 125 150 175 1:2500

APPLICATION SITE AREA:
5.42 Hectares / 13.4 Acres (including visibility splay and footpath improvements)

Outline proposals for Wiltshire Police

Project Spitfire
Salisbury

NATIONWIDE ENGINEERING

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Job Description / Location

PROPOSED DEVELOPMENT ADJACENT TO HIGH POST BUSINESS PARK

SAILISBURY, WILTSHIRE SP4 6AT

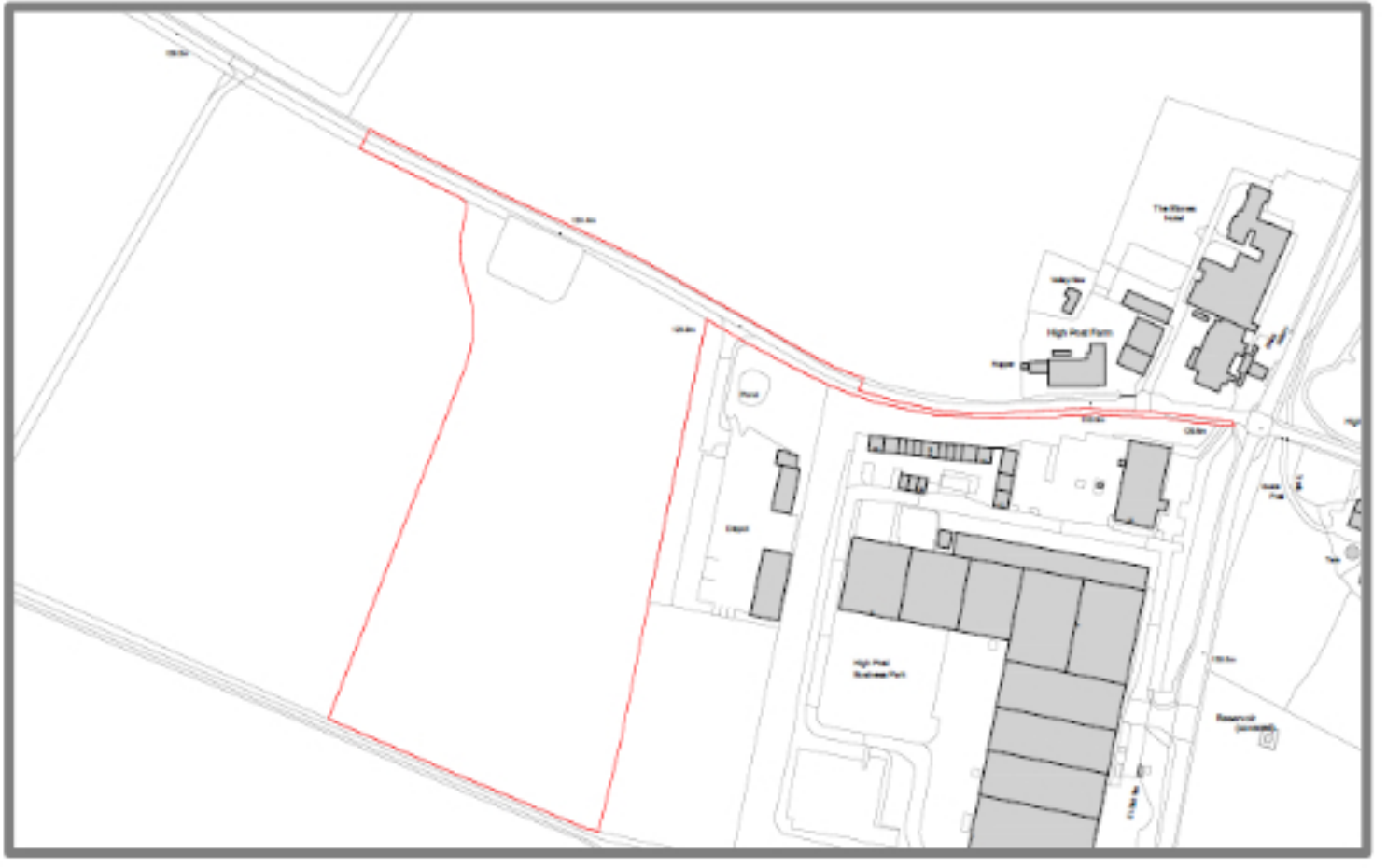
Drawing Title

LOCATION PLAN

Date	Scale	Drawn By	Checked
Nov 2021	1:2500	JB	SK

Job. No.	Drawing No.	Revision
3401	0.001	D

PLANNING


High Post Farm