From: SIMON MARTYR
Sent: Tuesday, January 16, 2024 11:59 PM
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: Retrospective Planning Application PL/2023/10440

Dear Mr. Vellance,

Further to my email below, I would like to clarify that our comments represent an objection to the above retrospective planning application, as I believe that currently they have merely been listed as comments.

We would like to raise a further matter of concern with you which relates to point 5. below about Highway Safety. On closer inspection of the two site plans attached, it appears that the applicant is seeking to alter the already approved access points to the site without seeking planning permission to do this, which surely cannot be correct and should not be permitted.

In the 2019 approved site plan the access point for the garage workshop and the bus depot is on the New Road and is of a good width to provide plenty of visibility and therefore highway safety. There is a smaller access point on Green Lane, but this is for use by occupants of the proposed office block. This makes perfect sense, as it will minimise traffic from the Greenhill Farm Site using Green Lane and also reduce traffic turning left from Green Lane into New Road, which is now quite a dangerous manoeuvre because of the recently built garage workshops, which obstructs your vision when you turn left onto the New Road. We believe that the access points for the Greenhill Farm site should be kept as was approved in the 2019 planning application approval, copy attached and that the planning department should address this discrepancy, enforcing the 2019 approval of the planning application. Please note, currently the applicant is not accessing the site by the New Road, all access by their buses is via Green Lane, which again surely cannot be correct?

Kind regards,
Simon & Amanda Martyr.

Grass verge 45m²
PAP 1
FSS 1
SOA 1
Native hedge C
ACE 1
SOA 1
AGS 1
MSS 1
Native hedge A
New 1.2m high post and rail fence
ACE 1
Existing fence
PAP 1
PAP 1
QUE 1
FSS 1
FSS 1
Existing paddock
QUE 1
PAP 1
PAP 1
Real Coach Hire
Grass verge 90m²
Wall - see architects details
ACE 1
ACE 1
Visibility splay no planting or obstruction over 600mm high in this zone
Sliding gate
NEW ROAD
THE DOWNLANDS
REST
NAME BOARD
NAME BOARD
Native hedge D
Paddock access
AGS 1
New 2m high security fence and gates
Permeable driveway surface 630m²
Permeable driveway surface 530m²
Permeable driveway surface 154m²
SOA 1
Mix GER 14, LIR 14, VIN 14
HPQ 14
VBT 25
Existing fence
LOP 2
BTP 1
POT 5
VIN 19
AGS 1
BTP 1
EUO 19
LOP 25
Paving 12m²
Wall - see architects details
Lawn 71m²
Paving 34m²
Vehicle Workshop
MSS 1
ACE 1
MSS 1
VBT 28
HPQ 17
Mix GER 6, LIR 6, VIN 6
SOA 1
Lawn 35m²
VBT 19
LIR 23
Paving 44m²
VBT 11
LIR 14
Lawn 150m²
Permeable driveway surface 405m²
Native hedge B
New 2m high security fence
QUE 1
QUE 1
ACE 1
Paving - if required
Treat plant - see architects details
Ex. BUSHES
Ex. BUSHES
Ex. BUSHES
Grass verge 63m²
Grass verge 148m²
Extend new hedge to Green Lane boundary as required - ecologist to oversee and direct any refurbishment requirements.
New 2m high security fence
Existing hedgerow to remain - ecologist to oversee and direct any refurbishment requirements. Replant hedge gaps with native hedging species as required
Visibility splay no planting or obstruction over 900mm high in this zone
Existing hedgerow to remain - ecologist to oversee and direct any refurbishment requirements. Replant hedge gaps with native hedging species as required
Existing hedgerow to remain - ecologist to oversee and direct any refurbishment requirements. Replant hedge gaps with native hedging species as required
New 2m high security fence
GREEN LANE
N
0
5
10metres

TREE SCHEDULE

NR	ABBR	SPECIES	TREE TYPE	SIZE	ROOT TYPE	HEIGHT	WEIGHT	STAKING
5	ACE	Acer campestre	SS	10-12cm	RB - 50x50	1.5-2m	75kg	Single
3	AGS	Alnus glutinosa	SS	10-12cm	RB - 50x50	1.5-2m	75kg	Single
2	BTP	Betula pendula multistem	SS	10-12cm	RB - 50x50	1.5-2m	75kg	Single
4	FSS	Fagus sylvatica	HS	12-14cm	RB - 50x50	2.5-3m	80kg	Double
6	MSS	Malus sylvestris	SS	10-12cm	RB - 50x50	1.5-2m	75kg	Single
6	PAP	Prunus avium plena	HS	12-14cm	RB - 50x50	2.5-3m	80kg	Double
4	QUE	Quercus robur	HS	12-14cm	RB - 50x50	2.5-3m	80kg	Double
4	SOA	Sorbus aucuparia	HS	12-14cm	RB - 50x50	2.5-3m	80kg	Double

SHRUBS & PERENNIALS

NR	ABBR	SPECIES	POT	Size	BREAKS	DENSITY m²
19	EUO	Euonymus fortunei 'Emerald Gaiety'	2ltr	30-40	Min.3	5
20	GER	Geranium endressii wargrave pink	2ltr	30-40		6
31	HPQ	Hebe Purple Queen	5ltr	30-40	Min.3	5
57	LIR	Lirope muscari	2ltr	30-40	Min.3	6
33	LOP	Lonicera pileata	2ltr	30-40	Min.3	3
5	POT	Potentilla fruticosa abbotswood	2ltr	30-40	Min.3	5
83	VBT	Viburnum tinus 'Eve Price'	5ltr	40-60	Min.3	3
36	VIN	Vinca major	2ltr	30-40	Min.3	6

NATIVE HEDGING - Hedge A

NR	ABBR	SPECIES	SIZE	DENSITY m²
410	CM	Crataegus monogyna	60-80	7 per m²
136	CA	Corylus avallana	60-80	7 per m²
547	CS	Cornus sanguinea	60-80	7 per m²
136	PS	Prunus spinosa	60-80	7 per m²
136	VO	Viburnum opulus	60-80	7 per m²

NATIVE HEDGING - Hedge B

NR	ABBR	SPECIES	SIZE	DENSITY m²
140	CM	Crataegus monogyna	60-80	7 per m²
47	CA	Corylus avallana	60-80	7 per m²
187	CS	Cornus sanguinea	60-80	7 per m²
47	PS	Prunus spinosa	60-80	7 per m²
47	VO	Viburnum opulus	60-80	7 per m²

NATIVE HEDGING - Hedge C

NR	ABBR	SPECIES	SIZE	DENSITY m²
431	CM	Crataegus monogyna	60-80	7 per m²
144	CA	Corylus avallana	60-80	7 per m²
574	CS	Cornus sanguinea	60-80	7 per m²
144	PS	Prunus spinosa	60-80	7 per m²
144	VO	Viburnum opulus	60-80	7 per m²

NATIVE HEDGING - Hedge D

NR	ABBR	SPECIES	SIZE	DENSITY m²
147	CM	Crataegus monogyna	60-80	7 per m²
49	CA	Corylus avallana	60-80	7 per m²
196	CS	Cornus sanguinea	60-80	7 per m²
49	PS	Prunus spinosa	60-80	7 per m²
49	VO	Viburnum opulus	60-80	7 per m²

KEY (read in conjunction with Planning Notes on separate page)

Mixed native hedge: Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre. All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane.

Stock proof fencing should be erected to protect hedging from grazing animals as required. The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment. All dead, diseased or damaged plants are replaced annually where required.

Species mix to be as follows:

40% Dogwood (Cornus sanguinea)
30% Hawthorn (Crataegus monogyna)
10% Hazel (Corylus avellana)
10% Blackthorn (Prunus spinosa)
10% Guelder Rose (Viburnum opulus)

Ornamental Planting - See planning notes

All borders and around trees to be spread with bark mulch: 5-35mm Ornamental Chipped Bark Fire-resistant, in accordance with BS 4790:1987

Individual trees shall be planted as follows:

- The trees are to be healthy and vigorous and either containerised, rootballed or bare rooted depending on the planting season.
- Trees to be planted in planting pits 1.0m x 1.0m x 700/900mm deep, to suit rootball size. Minimum disturbance to be caused to the subsoil structure and stratification.
- Platt-mat Tree Anchor system to be used as required in sizes to suit rootball. Platipus Piddle Tree Irrigation System to be installed - as required
- All tree pits to be 1000mm Ø clear of grass and bark mulched to 150mm depth.
- All trees to be inspected annually for a period of five years.
- All dead, diseased or damaged trees are to be removed and replaced annually as per specification.

Existing trees - see ecologists notes for details

Amenity Grass Areas - Seeded

Emorsgate Seed Mixture - EG22c: is composed of bent grass and fescue with the addition of some dwarf perennial ryegrass and smooth-stalked meadow-grass. This combination of grasses gives both fine structure and resilience to wear for pathways and parking areas. The inclusion of 5% white clover further enhances the swards ability to withstand stress.

Grasses
% Latin name Common name
9.5 Agrostis capillaris Common Bent
47.5 Festuca rubra Slender-creeping Red-fescue
19 Lolium perenne Perennial Ryegrass
19 Poa pratensis Smooth-stalked Meadow-grass
5 Trifolium repens Small Leaved White Clover
100%

Sowing Rates
kg/ha kg/acre g/m2 Order Mixture
250 100 25 Order this mixture

Amenity Grass Areas - Turfed (as alternative)

Turfed to BS 3969:1998+A1:2013
Recommendations for Turf for general purposes

Typical sown seed mixture for turf:

Dwarf Perennial Ryegrass 25%
Slender Creeping Red Fescue30%
Strong Creeping Red Fescue 45%

Grass Verge - Emorsgate Seed Mixture - ESG3: This mixture contains both fine grasses and more robust species such as cocksfoot and meadow fescue. This is a very adaptable mixture which may be used to create buffer strips, margins and field corners. It is also useful for creating low-input grassland for grazing.

Grasses
% Latin name Common name
5 Agrostis castellana Highland Bent
15 Cynosurus cristatus Crested Dogstail
35 Dactylis glomerata Cocksfoot
10 Festuca rubra Strong-creeping Red-fescue
10 Phleum bertolonii Smaller Cat's-tail
15 Poa pratensis Smooth-stalked Meadow-grass
20 Schedonorus pratensis (Festuca pratensis) Meadow Fescue
100%

Sowing Rates
kg/ha kg/acre g/m2 Order Mixture
20 8 2 Order this mixture

Hardscape

Car park surfacing - permeable blockwork as architects details

Paving - as architects details

Visibility Splays with max zone heights indicated

Security fencing - see architects details

Notes:
See planning notes on separate page

Rev	Date	Note
B	13.05.19	Indicated security fence in blue
A	9.05.19	Indicated EuroGuard detail

FOR PLANNING SUBMISSION - NOT FOR CONSTRUCTION

TITLE: Proposed Landscaping Arrangements

PROJECT: Greenhill Farm Codford Wiltshire

CLIENT: Brendan Smith - New Road Service Station Ltd

DWG NR: 00339-1

REVISION: B — SCALE (@A1): 1:200

DATE: 29.03.2019 — ©CWLD 2019

Clive Warwick Landscape Design
Horticultural Consultants & Commercial Landscape Designers

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Site Plan
1 : 500



Location Plan
1 : 1250

1:50 0 1 2
1:100 0 1 2 3 4 5
1:200 0 1 2 3 4 5
1:500 0 5 10 20
1:1250 0 10 20 30 40 50
1:2500 0 10 20

N

Revisions		
Rev	Description	Date

NOTES:

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TITLE: Site + Location Plan

PROJECT: Codford Coach Services - Containers

SCALE AT A1: As indicated	DATE: Nov 2023	DRAWN: DK
PROJECT NO: AK_162	DRAWING NO: AK_162_01	REVISION: