

**WOODBOROUGH
PARISH
COUNCIL**

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**Response to application PL/2025/06804 - Land off Church Farm Lane,
Woodborough, SN9 5PH**

Proposal - Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space, and access arrangements.

Woodborough Parish Council wishes firstly to note that the extent of neighbours notified about this proposal was very limited. Not only did the consultee list overlook the fact that the proposals would affect many more properties than shown on the 'neighbour map,' in most cases the proposals would impact the un-consulted properties far more than the few to whom Wiltshire Council did write.

Parish councillors have endeavoured to mitigate the fall-out from this lack of direct consultation by visiting all properties in the vicinity of the site location. The overwhelming consensus, with which the parish council agrees, is that permitting a further vehicular access on to Church Farm Lane would be irresponsible and dangerous.

Woodborough Parish Council has consistently expressed concerns about the need to minimise traffic using the lane (c/f planning applications 19/12093/FUL; PL/2021/05296; PL/2023/09215; PL/2025/03676; PL/2025/05794) by trying not to increase the volume of traffic on the one hand, and to discourage traffic on the other.

The parish council notes that the proposed access point for the proposed new dwellings would create a 'junction' of five roads and driveways, meeting at the right-angled bend of the lane, which is a narrow dead end, used largely by agricultural vehicles. Besides which, the lane is the main non-vehicular route for access to the bridleway to the canal; although pedestrians are free to walk through the churchyard, this option is unavailable to cyclists and horse-riders, as well as some walkers, due to the nature of the cobbled path and historic squeeze stile at the eastern boundary.

The rural aspect of this quiet lane bordering the Woodborough Conservation Area lends itself to those seeking to enjoy the countryside in this part of the North Wessex Down Landscape, as well as a safe communal cycling space for the ten children who live in the immediate vicinity. Parishioners are aware of the two road-related child fatalities within the vicinity during the last two decades and are constantly on the alert to

‘accidents waiting to happen.’ The parish council puts a lot of time and energy into addressing road safety matters closer to the school and considers that these issues should be regarded as equally important throughout the parish. The Parish Council further notes that there is no plan for additional night time street lighting associated with the application.

The parish council notes that Orchard House (K/55890/F) was obliged to make alternative access arrangements on to Church Road rather than on to Church Farm Lane, and that access to Tudor Cottage (E/10/0466/FUL) and to the Dairy House (19/12093/FUL) were both linked to one of the existing driveways off the lane, rather than creating separate new vehicular accesses.

For the reasons set out, Woodborough Parish Council objects strongly to this application on the grounds of:

- 1.Highway safety

- 2.Inappropriate access to the proposed development

In addition, the parish council raises a secondary objection to the proposal for new dwellings on good agricultural land, particularly when no housing need in the parish has been demonstrated.

It also trusts that any future submission for this plot will have sought creative solutions to overcome the risks to safety posed to all users of the highway by the current proposals.