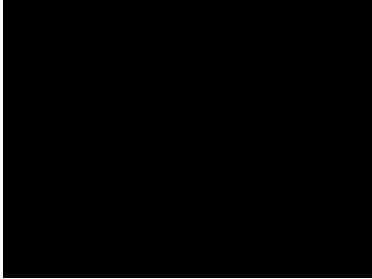


Objections to Planning Application PL/2025/06804

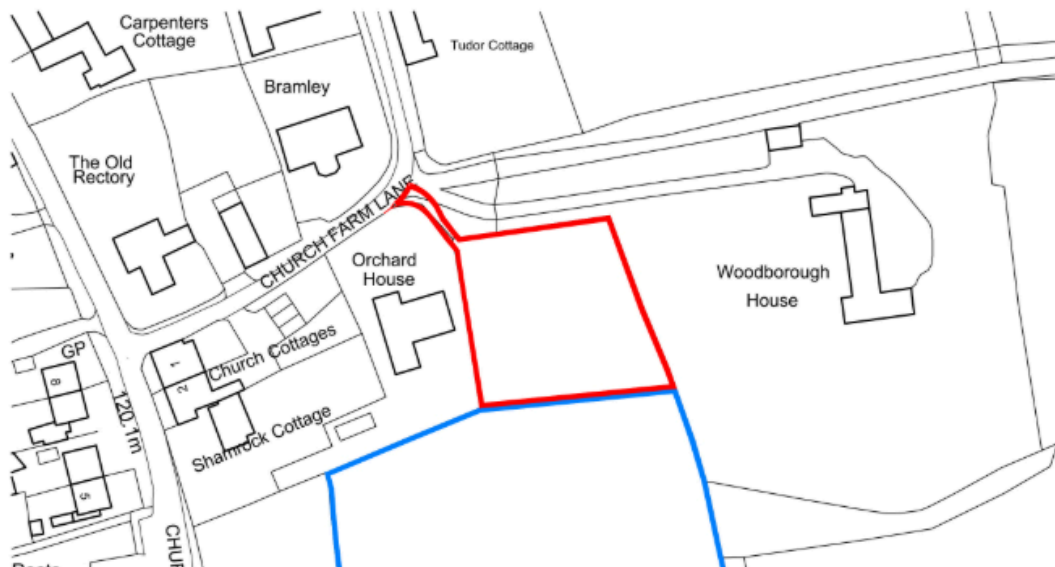
Neil Osborne



Objections regarding the proposed site

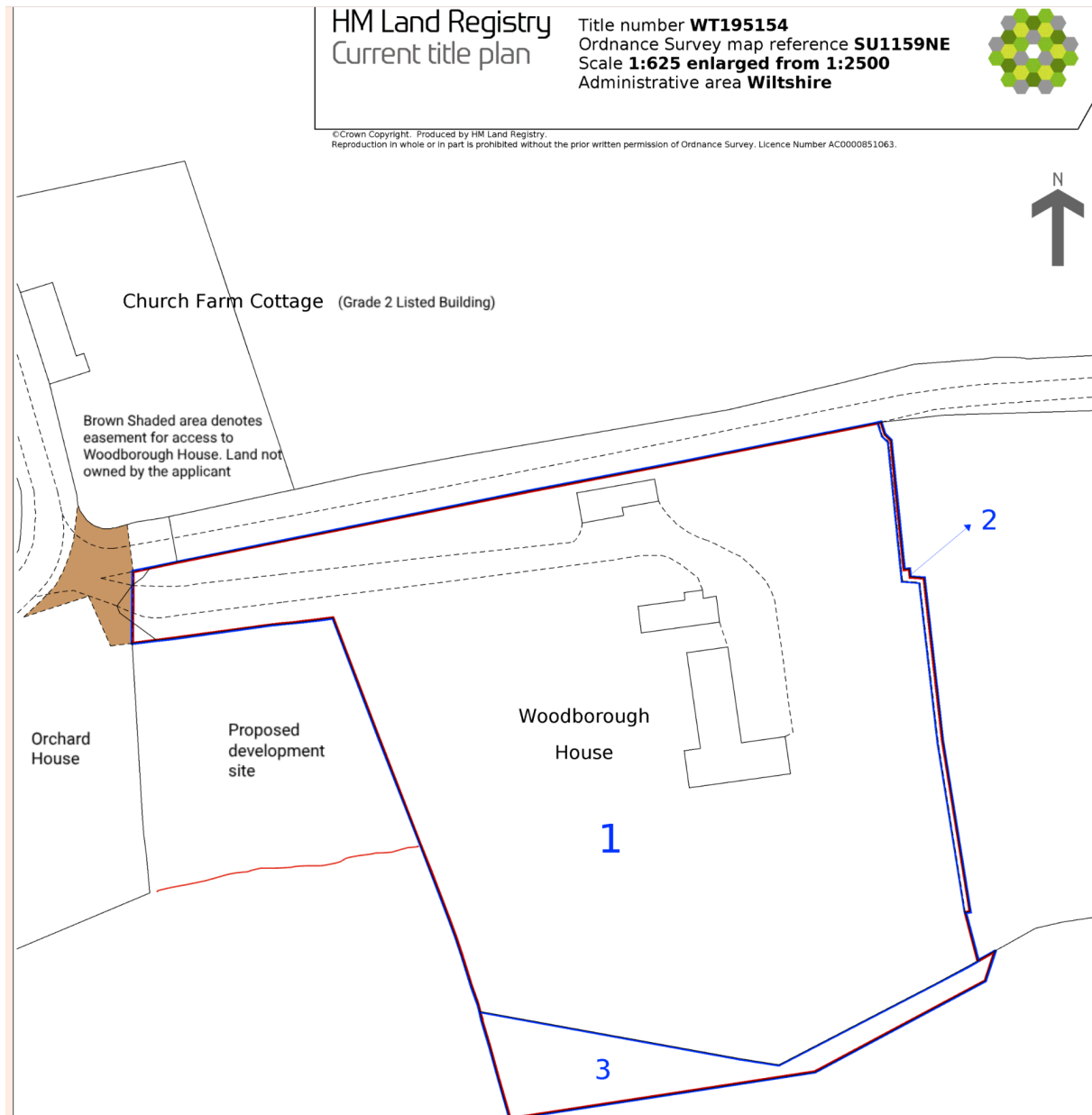
Land Ownership

In the submitted Application Form, Certificate A has been signed. This is a declaration that the applicant owns all of the land within the red-lined boundary shown in the site location plan. This is incorrect, as the applicant does not own the proposed access to the site. Therefore, the application must be made invalid until the necessary notification is given to all landowners and a revised application form is submitted.



Reference:- HM Land Registry Site Plans Orchard House 244679, Woodborough House WT195154, Church Farm WT238825 and Stack House WT426853. Note: There is a piece of privately owned land approx 10m by 6m between the entrance to Woodborough House (See

Title Plan WT195154) and Church Farm Lane. i.e. Not all land required for access, between the proposed site and Church Farm Lane, is owned by the applicant.



The Principle of Development

The applicant claims that the scheme “accords with CP2” and therefore the principle of development is acceptable.

Core Policy 2 (Delivery strategy) seeks to deliver development in Wiltshire “in the most sustainable manner” in a way that “prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to **limit the need for development on Greenfield sites**”. Therefore, the proposal would go against the aims of the policy.

In respect of Small Villages, Core Policy 2 sets out that development “will be limited to infill within the existing built area”. Proposals for development at the Small Villages are required to:

- i) Respect the existing character and form of the settlement
- ii) Not elongate the village or impose development in **sensitive landscape areas**
- iii) Not consolidate existing sporadic loose knit areas of development related to the settlement.

The proposal meets none of the above requirements. The applicant claims this site is “infill”. It clearly isn’t.

Reference: The Pewsey Neighbourhood Development Plan (NDP)

This “reflects the same general approach” as the Wiltshire County Strategy (WCS).

The priority is to build on urban and suburban sites within the village of Pewsey itself. See Section 2.1: “the NDP reflects the same general approach; a desire to achieve sustainable development by permitting growth on **carefully selected urban or suburban sites** within the village boundary (WCS policies CP1,CP2,CP34,CP35 and CP39), ensuring adequate infrastructure (WCS policies CP3 and CP34), Providing housing and sufficient affordable housing (WCS policies CP2 and CP 43), reinforcing Pewsey’s role as Local Service Centre”

This application does not comply with any of these policies.

In the NDP section 2.1 it also states the aim of:- “achieving growth without detriment to its character (WCS policy CP58), or to the wider environment including the **AONB** (WCS policies CP48,CP51,CP52,CP60 and CP61). (AONB now being referred to as a “National Landscape”)

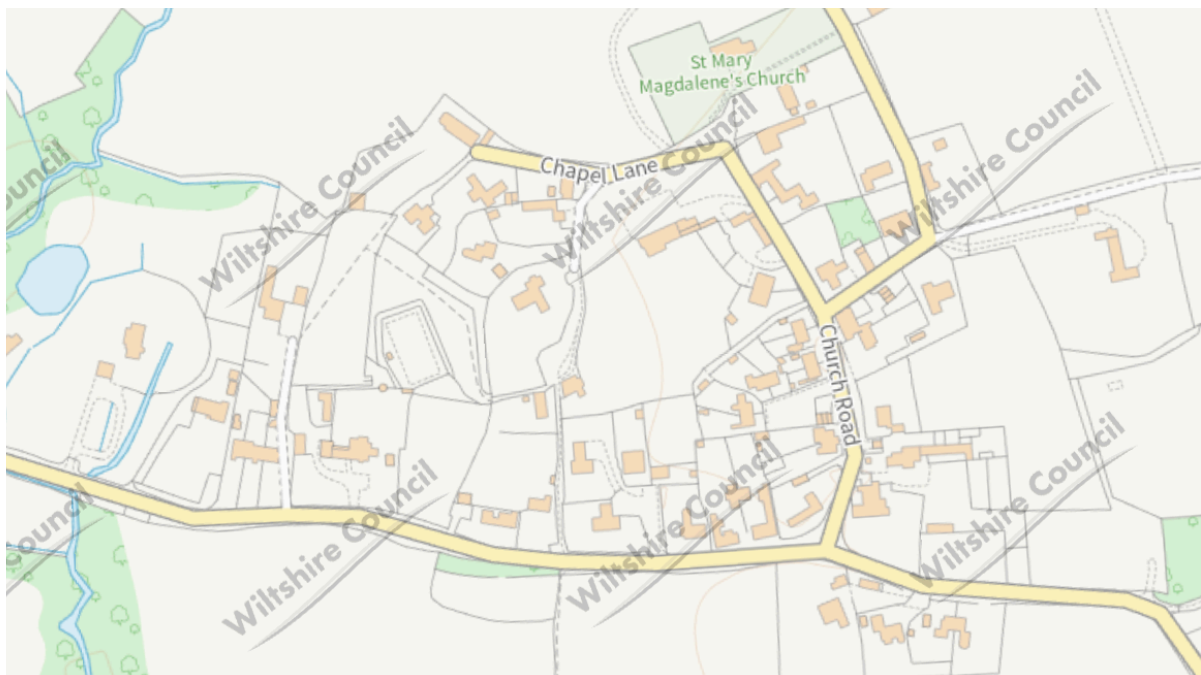
This proposal clearly contravenes these policies.

Impact on the character of the area

In paragraph 6.6 of the Planning Statement, the applicant claims that the proposed dwellings will “very much respect the existing character and form of the settlement”. However, in the same paragraph, the applicant acknowledges that the village is characterised by “good sized houses in generously sized plots” and that the proposed dwellings are consistent with this. They are clearly not.

The proposal would result in two dwellings in what can best be described as modest plots of land, certainly in relation to the prevailing plot size of the village. A screenshot of the online planning map of the village clearly demonstrates that the village is characterised by generous plots and that **dwellings of a similar plot size (to the proposal) are the exception.**

Therefore, the proposal fails to respect the prevailing character of the surrounding area.



National Landscape setting

The site is located in a sensitive landscape by virtue of its location in the Wessex Downs National Landscape - A designation that carries statutory weight.

National planning policy and Core Policy 51 require that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The assertion that the proposed site is “not particularly sensitive” is unsupported by a Landscape and Visual Impact Assessment or photoview analysis. The NLD (National Landscape) designation means harm needs clear justification.

Lack of a five-year housing land supply and tilted balance

The applicant claims that the lack of a five-year housing land supply can be used to invoke paragraph 11(d) (the “tilted balance”) of the NPPF to grant planning permission. However, this is subject to the application of policies in the NPPF that protect areas or assets of particular importance (including National Landscapes) and whether they provide a strong reason for refusing the development proposed. There is no question that the lack of a robust and detailed LVIA demonstrates that the planning application must not be granted.

Grade 1 Agricultural Land

The site sits within a field that is designated (at least in part) as Grade 1 (Excellent) Agricultural Land.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by (amongst other things) “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the **best and most versatile agricultural land**, and of trees and woodland”

‘Best and most versatile’ agricultural land includes Grade 1 Agricultural Land. Natural England aims to safeguard this type of agricultural land from “significant, inappropriate or unsustainable development proposals” and reserve it for food production and other high-worth crops.

It should be noted that no new dwellings have been approved on agricultural land since the Core Strategy was adopted in 2015. Granting planning permission for this proposal would therefore establish a precedent that would undermine the protection of valuable agricultural land and the rural character of Woodborough village and surrounding area.

Impact on the setting of a heritage asset

The applicant claims that the proposal is not considered to have any adverse effect on the historic environment. However, the site sits adjacent to a Conservation Area and near a Grade II listed building, Tudor Cottage (they acknowledge this). Paragraph 203 of the NPPF requires careful assessment of setting and harm. No Heritage Impact Assessment has been submitted. No views analysis or photomontages that test harm to the setting of the listed buildings or the Conservation Area’s significance. Tudor Cottage sits to the North across the driveway immediately opposite the proposed development site. Therefore the proposed development would have a detrimental impact on the special interest and setting of this building and its view.

Transport Policy

The proposed development accommodates 6 parking spaces. 6 More cars using Church Farm Lane, which would not only introduce a dangerous access point but also contravene local transport policy:-

Pewsey Neighbourhood Development Plan 2.1 - "transport policy is taken forward in the NDP (e.g. AT17, AT23) which aims to reduce reliance on the car by improving self containment of the village (i.e. Pewsey), and aims to improve access to sustainable modes".

Conclusion

For the reasons outlined above, the principle of development must be considered unacceptable.

Site Specific Matters

Access

Even if vehicular right of access was established by the applicant from other land owners, the proposed vehicular access point would remain unsuitable. It is not possible to bring it up to the Council's adopted standards for the following reasons:-

Safety

It is not safe to introduce further vehicular traffic onto this lane, because:-

- a) Church Farm Lane is an unlit single track road characterised by steep high banking on either side. There are no pavements.
- b) The lane width is narrow even for a single track road, in places less than 3m.
- c) It is a busy pedestrian and cycling route for those wishing to access the Kennet and Avon canal and Woodborough Hill. Furthermore, it experiences daily, regular traffic not only from existing residences but also farm and commercial vehicle traffic.
- d) At least 10 children live and play down the lane. (Woodborough and surrounding area has a very sad record with two child road accident fatalities in recent years)
- e) Other planning applications with proposed vehicular access to Church Farm Lane have been rejected by Wiltshire Council on grounds of safety in the past e.g. Planning application K/15828/0 (Orchard House). Reference subsequent planning application K/55890/F for Orchard House with alternative access via Church Road. This was granted with restrictions, notably 12. See Committee Report.
“Notwithstanding the provisions of Town and Country Planning (General Permitted Development) 1995, or any other order revoking and re-enacting that order, **no access, either pedestrian or vehicular shall be made to the site from Church Farm Lane.** N.B. Orchard House is immediately adjacent to the proposed access point
- f) Two other vehicular driveways already converge on the corner with Church Farm Lane where the applicant proposes creating an additional vehicular access point. These two driveways already serve four properties (Dairy Cottage, Tudor Cottage, Woodborough Cottage and Woodborough House)
- g) At the point the proposed access reaches Church Farm Lane, there is a steep 2m high bank immediately to the left preventing a line of sight along the lane. Any exiting vehicle from this site would need to protrude into Church Farm Lane before commensurate vision was achieved. See image provided.

This image shows the view, at car level, along Church Farm Lane as one prepares to exit and turn left from the proposed vehicular access point. In order to have a clear view a vehicle would need to be encroaching onto the highway itself. Note: Church Farm Lane is “single track” and barely 3m wide at this point.



The image below shows the proposed access point just to the right of two existing driveways.

i) Church Farm Lane (the public highway) is the grey tarmac area in the immediate foreground. The lighter gravel area of the two driveways is private land. (Not owned by the applicant)

ii) Woodborough House driveway and property boundary is straight ahead at the stone wall, gate. This property has an easement for vehicular access from the owner of the land between it and Church Farm Lane itself

iii) Four properties have vehicular access to Church Farm Lane from these two driveways which already causes a hazard



The Practicality

The applicant mentions a need to widen access for vehicles to the proposed site but offers no details of what would be involved.

Below is an image of the proposed access point.

To the left of the image is the entrance for Woodborough House. Covered in ivy on the left is a stone wall denoting the boundary to this property. Set further back, at the end of the wall is a pedestrian gate leading to the proposed development site.

To the right is a hedge denoting the boundary to Orchard House.

- a) If vehicular access construction were to be attempted, a width of at least 3m would be required from the stone wall on the left into the hedge and bank on the right. The required 3m gap would take you into the sloping bank and the very base of the hedge itself. i.e. This would necessitate removing the earth bank which would destroy the existing root system and essentially the hedge itself. It would leave a totally unstable vertical wall of earth up to 2m in height. Therefore...
- b) Some sort of retaining brick/stone wall would then be required to secure the removed earth bank. i.e. Such a structure would breach the Orchard House property. There is no permission from the owner of this property to undertake such work or breach its boundary
- c) Also note that the access point to the proposed plot sits approximately 2m higher than Church Farm Lane itself. Therefore a steep ramp in the region of 25% incline would be required.
- d) This is further exacerbated by the fact the ramp would need to be curved.
- e) The aforementioned hedge sits on a steep bank. By the point it reaches Church Farm Lane the bank is approximately 2m high. Therefore any retaining wall (given land owner and council permission for construction) would need to reach this height as a minimum which would be totally out of character for the surroundings and impact on Tudor Cottage, a Grade 2 Listed build only a few metres away. Note: Tudor Cottage's existing parking bays (immediately opposite the proposed site) were subject to planning permission. This was originally rejected on grounds of proposed retaining walls impacting on the Grade 2 listed building. Permission was subsequently granted for a landscaped alternative with earth banks and hedging to blend in with the immediate surroundings.



In summary;

The soil in this area is greensand. The hedgerow and associated root system provides stability for the bank. To damage or remove it for the proposed access would require a significant retaining wall structure up to 2m in height, totally out of character and a detriment to the surroundings of a grade 2 listed building. Notwithstanding it would also need to be built on Orchard House property.

Impact on residential amenity

The planning application has an Impact on amenity of neighbouring property (Orchard House), including proximity to the rear of the property is less than 10m. Paragraph 9.2.5 of the Wiltshire Design Guide (2024) requires that where new development is proposed adjacent to and overlooking an existing private amenity space, the traditional 'back-to-back' separation of a minimum of 20m should be respected. The proposal clearly fails to do this.

Proposed Houses

Many objections have been listed in this document to justify rejection of any residential development for this site. However even if these were overcome, the design of the proposed houses is not in keeping with those in the immediate vicinity.

- a) They are too cramped and too close to the boundaries of Orchard and Woodborough House.
- b) They are also too high. Note: Orchard House had restrictions upon its planning approval including overall height of the building which meant the sub base had to be lowered. Even after doing so a full size 2 storey house could not be accommodated, hence the dormer bungalow design.
- c) The proposed layout of houses does not take into account the current tree canopy to the East and North boundaries which extends up to 3m onto the proposed site.
- d) Proposed parking is far too close to existing boundaries and in the case of Orchard House, does not factor in the existing hedge.