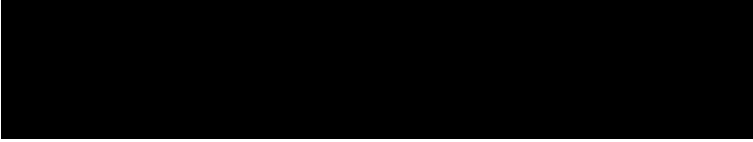


Lucy Pullen, Kevin Pullen



Date 23/02/2026

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Re: Objection to Planning Application PL/2026/00531 – Land to the East of Yarmouk Road, West Ashton
Outline application for nine self-build dwellings

Dear Sir/Madam,

We wish to register our objection to the above planning application for the development of nine self-build dwellings on land to the east of Yarnbrook Road, West Ashton. Our concerns are set out below.

1.2 Site Description and Infill Classification

The application refers to the site as suitable for infill development. However, there is no existing built development on this land that would justify such a classification.

I also question whether the nearby Traveller site is being treated as a “residential area of permanency” for the purposes of defining infill. Traveller sites are not generally regarded as permanent residential settlements within planning policy and are often considered temporary or semi-permanent in rural locations. This should not be used to justify infill development.

2. Settlement Hierarchy and Local Services

2.1.4 Lack of Local Facilities

The application references local services that do not exist in West Ashton:

- There is no public house in West Ashton.
The Long’s Arms is located in Yarnbrook, within North Bradley parish, not West Ashton.

- Healthcare provision is cited, yet the Trowbridge hospital is closing, reducing local access to medical services.

2.1.5 Public Transport

The application claims public transport links exist. This is incorrect:

- West Ashton has no local bus services connecting the village to Trowbridge, Bradford-on-Avon, or Bath.
- The reference to “Ashton Park Railway Station” is factually incorrect. No such station exists, nor is one planned or under construction.

These inaccuracies undermine the sustainability claims of the application.

2.3 Traveller Site Classification

I again question whether the Traveller site is being treated as a residential settlement for planning purposes. If so, this is misleading and inconsistent with how such sites are normally categorised in rural planning policy.

6 Highways and Access Concerns

Junction Safety

There are three junctions in very close proximity to the proposed access point. This raises significant safety concerns on a busy stretch of the A350.

If permission were granted, I request clarification on whether access would be left-turn only onto the A350, given the speed and volume of traffic.

6.2 Speed Limit

The application refers to a 30mph speed limit, which is incorrect. The actual speed environment is higher, increasing the risk associated with additional turning movements.

6.4 Pedestrian and Cycle Access

The application mentions:

- Pedestrian and cycle routes serving the village, school, community facilities, and bus stops.
There are no bus stops in the village, as there is no bus service.
- Cycle routes connecting to the wider network and to “Ashton Park Railway Station”.
Again, this station does not exist, making the claim invalid.

Ground Conditions and Drainage

The land is extremely wet, poorly maintained, and contains natural springs that run throughout the village. Water frequently drains across the A350, creating hazardous conditions. Development on such saturated ground risks worsening surface water runoff and increasing flood risk.

Bat Conservation and Legal Obligations

Bats are known to be present in the area. As European Protected Species, bats and their roosts are protected under:

- The Wildlife and Countryside Act 1981
- The Conservation of Habitats and Species Regulations 2017

Their conservation is a material consideration in the planning process.

Legal Duties of the Planning Authority

The Local Planning Authority has a legal obligation to consider the impact of the proposed development on bats and their habitats before determining the application.

Requirement for a Bat Survey

Given the habitat characteristics and known presence of bats, I request that a full bat survey be undertaken by a qualified ecologist to assess potential impacts on bats and roosts.

Habitats Regulations Licence

If the survey identifies that bats or their roosts would be affected, the applicant must obtain a Habitats Regulations Licence from Natural England before any works commence. This is a legal requirement and cannot be conditioned after approval.

Conclusion

For the reasons outlined above, including inaccuracies in the application, lack of local services, unsafe access arrangements, unsuitable ground conditions, and the legal obligations relating to protected species, We respectfully request that Wiltshire Council refuse planning application PL/2026/00531.

We would appreciate confirmation that these concerns will be fully considered as part of the planning determination.

Yours faithfully,

Lucy and Kevin

Lucy Pullen and Kevin Pullen

