



Campaign to Protect
Rural England
Wiltshire

2 April 2026

For attention of Planning Officer: Audrey Lo

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Planning Reference: PL 2026 01549 - Permission in Principle ("PiP") for the erection of up to 9 dwellings (including 5 affordable homes) ("The Development")

Site: Land to North of Windley Ridge, Lottage Road, Aldbourne, Marlborough, SN8 2JZ

Dear Audrey,

CPRE Wiltshire has reviewed the submission for the above site and makes the following objections:

1. Conflict with the Development Plan and Settlement Strategy

The application site lies entirely outside the defined **Settlement Boundary** for Aldbourne. Under **Wiltshire Core Strategy (WCS) Core Policy 2**, development outside the limits of development is strictly controlled and restricted to specific exceptions which this proposal fails to meet.

While the applicant may reference the adjacent site (21/01004/OUT), that permission does not set a precedent for further encroachment into the open countryside. This proposal represents an unjustified expansion of the village footprint, leading to the "urbanisation" of a rural asset and the loss of high-quality agricultural land.

2. Impact on the National Landscape (formerly AONB)

The site is situated within the **North Wessex Downs National Landscape**. Under **NPPF Paragraph 182**, great weight must be given to conserving and enhancing the landscape and scenic beauty of these areas.

- **Visual Impact:** A development of 5–9 dwellings would be highly prominent when approaching from the north along Lottage Road, even with height restrictions (bungalows).
- **Alternative Sites:** The Local Development Plan (to 2036) identifies "Infill" areas (Fig 4) that are far more suitable for meeting housing needs without compromising the integrity of the National Landscape or encouraging "ribbon development" into adjacent fields.

3. Sustainability and Economic Impact (WCS CP1 & NPPF)

The proposal fails the three pillars of sustainable development outlined in the **NPPF**:

- **Economic:** Contrary to **WCS CP1**, the development offers no long-term employment benefits. It will likely result in a "dormitory" expansion, increasing out-commuting and placing further strain on local infrastructure.
- **Social/Environmental:** The site is poorly served by public transport. Future residents would be almost entirely car-dependent, increasing vehicle usage on roads already identified as difficult for traffic.

4. Highways Safety and Access

The proposed entrance is located on a curve of Lottage Road where the speed limit transitions from **60mph (National Speed Limit) to 30mph**.

- **Visibility:** Vehicles traveling south enter the village at high speeds, and the 30mph gateway is not visible until the curve is rounded.
- **Safety Risk:** Adding a new junction at this specific transition zone poses a significant highway safety risk. We request that Highways conduct a full review of visibility splays and speed safety aspects before the principle of development is considered.

5. Housing Land Supply and Policy Weight

We acknowledge that Wiltshire Council's five-year housing land supply (5YHLS) is a material consideration. However, this does not grant an automatic "green light" to unsuitable sites in protected landscapes.

- **NPPF Protections:** The "tilted balance" is disengaged here because the site sits within a **National Landscape**, where policies provide a clear reason for refusing development.
- **Lack of Exceptional Circumstance:** The applicant has demonstrated no "exceptional circumstances" under **Core Policy 44** to justify this breach of the settlement boundary over other SHLAA-identified sites.

6. Technical Constraints and Infrastructure

While PiP focuses on location, the amount of development (5–9 units) is constrained by several undefined factors:

- **Utilities:** There is no evidence regarding sewage capacity, water supply (including fire-fighting requirements), or electrical grid loading for EV charging.
- **Sustainability:** The submission lacks design features to accommodate solar panels, failing to align with **WCS Policies 84 and 85** regarding sustainable construction and renewable energy.

7. Construction Management and Neighbourhood Amenity

Should the Council be minded granting permission, we formally request that a comprehensive **Construction Management Plan (CMP)** be required as a pre-commencement condition. This is essential to protect the residential amenity of neighbouring properties. This CMP must include:

- **Restricted Hours of Work:** Strictly limited to **08:00 to 18:00, Monday to Friday** only, with **no working on Saturdays, Sundays, or Bank Holidays**.
- **Traffic Management:** Protocols to prevent HGV idling on Lottage Road and to manage the impact of heavy machinery on local traffic flow.

Conclusion

The proposed development represents an unsustainable encroachment into the National Landscape, conflicts with the Wiltshire Core Strategy's settlement hierarchy, and poses a demonstrable risk to highway safety.

We urge the Council to refuse this application for Permission in Principle.

Yours sincerely

Anne Henshaw

cc. Councillor James Sheppard james.sheppard@wiltshire.gov.uk

cc. Clerk to Albourne Parish Council clerk@aldbourne-pc.gov.uk