



The Clerk: Tel: 07856 589170 Email: clerk@aldbourne-pc.gov.uk

Audrey Lo (Planning Officer)
Wiltshire Council
Country Hall
Bythesea Road
Trowbridge
BA14 8JN

Thursday, 2 April 2026

Reference: PL/2026/01549 – Permission in Principle for erection of up to 9 dwellings (including 5 affordable homes)

Site: Land to the north of Windley Ridge, Lottage Road, Aldbourne. SN8 2JZ

Dear Audrey,

Having reviewed the application for the above site, Aldbourne Parish Councils Planning Committee **OBJECTS** to the proposal for the reasons set out below.

Policy

- The site is not allocated for development in the Aldbourne Neighbourhood Development Plan.
- The site lies outside the Aldbourne defined settlement boundary.
- The site lies within the North Wessex Downs National Landscape.

Flooding

- Flood risk across the site from groundwater and surface water: Local evidence shows that groundwater flooding already occurs in this area during periods of prolonged rainfall. The application provides no evidence at this stage to demonstrate that these constraints can be satisfactorily mitigated.
- Given the known issues of groundwater ingress into the foul sewer network within Aldbourne, there is concern that additional development could exacerbate existing capacity and surcharge problems. Policy 7 of the Aldbourne NDP requires that development should not proceed where it would increase flood risk or place additional pressure on drainage infrastructure.

The above matters go to the fundamental suitability of the site for development and should not be deferred entirely to the technical details stage.

Safety

- Highway safety: The proposed access would be located on a bend on a section of Lottage Road which is outside the 30mph limit and subject to national speed limits. This raises concerns regarding visibility and safe access.
- Pedestrian safety: There is no continuous footway connecting the site to the village, with sections of the route requiring pedestrians to walk along a road subject to national speed limits.
- Accessibility: The site is not well related to public transport. The bus stop stated in the applicants Planning Statement under Core Policy 60 Sustainable Transport, is a significant walk from the site and accessed via a route that includes steep gradients.

The above matters raise concerns regarding the ability of the site to provide safe and sustainable access for all users.

Yours sincerely,

A black rectangular box redacting the signature of Mrs K Clay.

Mrs K Clay
Parish Clerk & Responsible Financial Officer
Aldbourn Parish Council

CC: Cllr James Sheppard (Aldbourn & Ramsbury Ward)