

Formal Objection to Planning Application PL /2026 /02717

By Bellway Homes Plc for the Home Farm Site, Boreham, Warminster.

Dear Highways Planning Team,

Further to our earlier letter of Objection from residents of Bishopstrow Court in Warminster , we would like additionally to state our concerns and objection to the remodelling of our access along the single track Home Farm Lane onto the Boreham Road.

The plans submitted by the Applicant to Wiltshire Council, shows their intention to replace the existing simple T junction with the introduction of a second junction on Home Farm Lane , approximately 15 m from the new Boreham Road access.

Safety issues are further compounded by a second single track junction serving a limited number of properties along Boreham Road and the number of cyclists and pedestrians entering and leaving the area through this new double junction arrangement.

Our objection is not simply that there is another junction. It is that the proposed layout appears to create a closely spaced priority junction :-

Traffic enters the housing development from the Boreham Road into a complex second junction within approximately 15m where vehicles destined for Bishopstrow Court and Home farm have to stop and turn right. Those vehicles have to cross the main traffic flow serving 135 new dwellings as well as contend with safety issues regarding cyclists and pedestrians.

The length of time a vehicle is stationary will be primarily dependant on oncoming traffic from the new estate and vehicles , pedestrians and cyclists exiting the single track of Home Farm Lane. We would suggest due to the short distance between these two junctions, it is highly probable that traffic will backfill into the Boreham Road, causing a significant hazard to traffic moving east along this main route.

Furthermore , traffic exiting through these junctions onto the Boreham Road, will have their visibility seriously compromised causing delays which could tail back 15m obstructing Home Farm lane. Safety issues along this section of Boreham Road are already characterised by unavoidable on street parking, due to residential and commercial necessity. This has resulted in a pattern of significant accidents with several cars being written off.

It is our understanding that your Department has already received this evidence from EBBRAG. The proposed double junction arrangement has the potential to significantly amplify safety issues along this stretch of highway.

Finally, I would draw to your attention that the current layout of the the junction of Home Farm Lane and Boreham Road is subject to frequent and significant flooding. The primary cause for this appears to be surface run off from Home Farm lane and the inability of the drain situated at the junction to cope with volume of water. The sunken estate distributor road proposed by Bellway will only amplify this safety issue for users of the Boreham Road.

In summary our objections are centred around a number of technical points

1. Bellway, have not demonstrated in their plans that queueing at or through this double junction will be acceptable and safe. Bellway appears not to have modelled queue length during peak times or the effect of queues extending back towards the Boreham Road. I am unable to find evidence of the maximum predicted queue length between these junctions. They have in their plans allocated parking provision for 270 resident cars. Deliveries, refuse collections and visitors to the new dwellings will increase this number.

2. Right -turn manoeuvres of traffic entering these junctions from the Boreham Road have not been sufficiently analysed in the Transport assessment.
3. Junction spacing of approximately 15m does not adequately satisfy the relevant design guidance by failing to provide sufficient storage for turning vehicles particularly farm and commercial vehicles.
4. We are unable to find a Stage 1 Safety audit which specifically considers rear end shunts, right turn conflicts, blocking back, driver confusion and pedestrian and cyclist conflict and safety issues.
5. In a previous application by Hallam, Highways insisted on a ghost lane within the Boreham Road as a critical safety measure of opening a new junction to Home Farm. We note that no such provision exists within the Bellway application. As traffic volumes have likely increased over the last 6 years along this stretch of road, I am concerned as to why this measure has not been included within the applicants plans.

I would respectfully suggest that you give due consideration to the afore mentioned points of objection when you engage in the decision making process regarding this planning application.

Kind Regards

Gwynfor Evans