

Planning Application 25/03120/OP Land at Fears End

Comments of Kelshall Parish Meeting

The views of the Parish Meeting regarding application Ref 24/03120/OP covering the erection of a new dwelling between the existing bungalow and Fallowfields was discussed at its January 12th 2026 Meeting.

The addition of this dwelling would increase the number of new dwellings along Gannock Road to eleven and further exacerbate the traffic issue highlighted in the Parish Meeting's Consultee Report in response to Application Ref 25/02883/FP Woodcotes. The total number of dwellings proposed at Fears End excluding the Bungalow would now amount to 8 and represent the largest housing development in Kelshall since the Council Houses were built 100 years ago.

Since the Meeting we note a proposed reduction of the number of dwellings at the rear from 7 to 5 (24/02360/PNQ and 25/03189/FP) and note also the proposal to rebuild the bungalow (25/03129/FP) but both could have the same effect in increasing the number of vehicles per household.

We note that under Highways Report NH/27588/2025 there is an issue of accessibility at the site. The Parish Meeting considers that significant improvements need to be made to the road to allow the addition of 20-25 cars from both the Woodcotes and Fears End sites and many more movements than at present. The three approved dwellings at Manor Farm (19/02388/FP) will introduce further traffic. The road suffers from flooding, pot holing from farm traffic, is single lane most of the way and can be impassable in winter. Residents complain of the antiquated nature of the water mains and their contribution to flooding.

The situation is seriously exacerbated by the inappropriateness of the junction between Gannock Road and Stump Road. This road suffers from frequent traffic diversions from the A505 and is frequently logjammed as traffic is guided by its satnav to perform a turn left into Stump Road if coming from Sandon and a right turn if approaching Sandon from Stump Road. This is of course nigh impossible.

If this junction were made into a T junction it would greatly assist the movement of traffic and avoid traffic going through Kelshall village from the A505 or from Sandon . This is a particularly important consideration for traffic movements from the expanding Sandon Bury venue, the configuration of the junction at Gannock/Stump being an impediment to traffic approaching Sandon from the A505 at Odsey, the alternative going through Kelshall North End.

The Parish Meeting request that the Planning Authority address these accessibility issues in considering this proposal at Fears End.

Stephen Ford
Chair

Peter Gartside
Clerk