

Planning Application 25/02883/FP Woodcotes
Comments of Kelshall Parish Meeting

The views of the Parish Meeting regarding applications Ref 24/01733/PNQ Woodcotes and Fears End (24/02360/PNQ) were solicited at its August 11th 2024 meeting and on receipt of this application 25/02883/FP covering Woodcotes, the views of Parishioners further considered.

The comments in the Highways Report Ref HCC21946/2024 in the first application 24/01733/PNQ have been noted and their comment under NH/27296/2025 relating to the present application, dated 3 December 2025. The Consultee considered the site unsuitable for residential development and was unable to support the Proposal.

The Parish Meeting wishes to make its own comment:

Whilst it has no particular objection to the conversion of former agricultural buildings, given the nature of the highway in this location it considers that significant improvements need to be made to the road to allow the addition of up to 25 cars from both 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 consistent flooding, pot holing from farm traffic, is single lane most of the way and can be impassable in winter. 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 the proposals at Woodcotes and Fears End.

Stephen Ford
Chair

Peter Gartside
Clerk