

Personal Comments, 17/05/26

As a resident at 50 Oakwood Grove whose property is directly adjacent to the proposed development area, I wish to strongly object to the revised application as it currently stands, on the basis of a major (and insufficiently mitigated) adverse effect on my residential amenity by reasons of Visual impact, Overlooking and Loss of privacy.

Key points

1. Both the applicant's original submission (Design and Access Statement - Part 1, Nov 2024) and most recent submission (Design and Access Statement, April 2026) identified that the property at 50 Oakwood Grove would be subject to a "Sensitive boundary - overlooking" (page 9) and that there was a need to be "sensitive to neighboring houses" (page 13).
2. The applicant's own submission (LVA Rev E, Table 13 and para 3.3.30) identifies that nos 49, 50 and 51 Oakwood Grove will suffer a "*major deterioration in the existing view*" and that (para 3.3.32) this effect is "*very important in the planning decision making process*".
3. The applicant's proposed mitigations are demonstrably insufficient to reduce the above impact to 50 Oakwood Grove (see below).
4. We have raised our concerns on at least four separate occasions since 2024, but no meaningful mitigations have been put in place to address them.

Design and Access Statement - Part 1, Nov 2024

Within this document, page 8 '*Site - Existing*' clearly shows through the blue dotted line that the properties at 49, 50 and 51 Oakwood Grove are subject to 'Sensitive boundary - overlooking'. The same assessment was made in the applicant's original document written in September 2024 and submitted in November 2024.

Page 12 - *Initial Site Observations & Opportunities* clearly shows via an orange zig-zag line, a need to be sensitive to neighboring houses. The same assessment was made in the applicant's original document written in September 2024 and submitted in November 2024.

Design and Access Statement, 30th April 2026

Within this document, page 9 '*Site - Existing*' clearly shows through the blue dotted line that the properties at 49, 50 and 51 Oakwood Grove are subject to 'Sensitive boundary - overlooking'. The same assessment was made in the applicant's original document written in September 2024 and submitted in November 2024.

Page 13 - *Initial Site Observations & Opportunities* clearly shows via an orange zig-zag line, a need to be sensitive to neighboring houses. The same assessment was made in the applicant's original document written in September 2024 and submitted in November 2024.

Revision E of the Landscape and Visual Appraisal prepared by BEA Landscape Design Ltd

Table 13 states the *Scale of effect* for View 3 taken from a junction on Oakwood Grove to be 'Major Adverse'. As per para 3.3.30, this means that for the residents of 49, 50 and 51 Oakwood Grove:

"...the Proposed Scheme would cause a major deterioration in the existing view from a highly sensitive receptor and would constitute a major discordant element in the view."

And that (as per para 3.3.32):

“Major: indicates an effect that is very important in the planning decision making process.”

Within Table 13 the *Judged Scale of Proposed effect (with Mitigation)* is stated as ‘Moderate-Adverse’. The evidence presented is however insufficient to substantiate this judgment.

Para 5.4.2 states that:

“Within the ZTV, potential high sensitivity receptors are to the west, south and east are limited to potential first floor, filtered and seasonal views from residential properties to the West and south of the site and within the estate on Oakwood Grove in the village of Alderbury.”

This is an unsubstantiated assertion, readily disproved as per the photos supplied within *Planning Objection Letter - Land off Southampton Road and Junction Road (Dated 09 December 2024)*, and further photos as per below, which clearly show the views from both the first and ground floors of 50 Oakwood Grove are neither potential, filtered or seasonal. I would be happy for those involved in the planning process to visit the property to confirm this for themselves.



Photo A - 50 Oakwood Grove, first floor view taken 10/05/26



Photo B - 50 Oakwood Grove, first floor view taken 10/05/26



Photo C - 50 Oakwood Grove, ground floor view taken 10/05/26



Photo D - 50 Oakwood Grove view from Plots 4 & 5, taken 10/05/26

Para 5.4.3 states that:

“The Bare Earth ZVT does not take into account tree and forest lines and 3d buildings which as previously stated filter additional high sensitivity views of the site.”

This statement is incorrect. There are no forest lines and 3d buildings present adjacent to 50 Oakwood Grove which provide meaningful filtering of high sensitivity views of the sites.

Para 5.44 states that:

“The above views are mitigated by the location of the proposals within the landscape and the onsite retained and additional tree planting. Also, the materials used on the proposal are more appropriate and sympathetic for this rural location.”

This statement is demonstrably incorrect. Section 5.3 sets out the Visual Mitigation Measures and para 5.3.4 states the Mitigation Strategy (Visual), citing core principles of:

- 1) Retain the existing boundary hedgerows, allow to grow in height and augment with new hedgerows to further filter lower-level views into the Site from various aspects.*
- 2) Retain the existing trees especially those near to the boundary and supplement with additional tree planting across the site to further filter views.*
- 3) Retain woodland buffer to the western edge and middle of the site to provide future containment and reduce short to middle distance views of the proposals.*

No boundary hedgerows are present within the development area adjacent to 50 Oakwood Grove. The scrub/weeds currently present in the development area would not grow to sufficient height to filter the low or high level views. The addition of new hedgerows (not proposed in the plans) would struggle to filter ground level views and would not filter any first floor views.

No existing trees are present within the development area adjacent to 50 Oakwood Grove. Of the proposed tree planting, only one small tree is planned adjacent to the boundary of 50 Oakwood Grove, which will not provide any meaningful filtering of the high sensitivity views of the site..

No woodland buffer is present within the development area adjacent to 50 Oakwood Grove.

From the above it is clear that no meaningful mitigation measures have been proposed for the residents at 50 Oakwood Grove.

As such, I believe the above evidence demonstrates that para 5.44 is incorrect and that the above views are not mitigated. Equally, I believe that the ‘*Judged Scale of Proposed effect (with Mitigation)*’ within Table 13 that cannot be meaningfully considered to be ‘Moderate Adverse’ and should instead be considered as ‘Major Adverse’.

Communication of our concerns since 2024

We have communicated our concerns on no less than four separate occasions:

1. Verbal conversations with the applicant's representatives at the public consultation in February 2024.
2. Email dated 15th Feb 2024 sent to *Simply Planning* raising seven concerns and proposing four changes.
3. Public comments via the Wiltshire Council Planning website, submitted 10th December 2024.
4. Public comments via the Wiltshire Council Planning website, submitted 11th December 2024 (*Planning Objection Letter - Land off Southampton Road and Junction Road*)

Following the public consultation, our concerns were not addressed, leading to our email dated 15th Feb 2024.

Following our email, our concerns were not addressed, leading to the public comments dated 10th and 11th December 2024.

Following these public comments, the latest changes show that our concerns have not been addressed, leading to these further comments.

Furthermore, the applicant's own submission shows the changes made for the May 2026 submission are *purely* in response to comments on ecological preservation (Design and Access Statement p4). The Overview to this document states that:

The revision is in response to consultation feedback from Natural England and the Council's Ecologist regarding the presence of Priority Habitats on-site and the relevant mitigation hierarchy for their loss. The scheme has been redesigned to ensure the development is balanced with ecological preservation and enhancement.

It is therefore readily apparent that no revisions have been made in response to the comments raised regarding Visual Impact, Overlooking and Loss of Privacy.

Requested amendments to the application

Therefore my position is to OBJECT to the application as submitted.

If the application were to be approved by Wiltshire Council, I would kindly request that the following conditions (or similar) are attached:

- Within no more than 6 months of any approval, the applicant, their assignees and subcontractors must conduct and complete a full and in depth consultation with the neighbouring properties in Oakwood Grove and Bracken Close, and as a result make meaningful, tangible and impactful changes to the design, including mitigations, ensuring that they are both agreed with all neighbouring properties in Oakwood Grove and Bracken Close and demonstrably and significantly reduce or remove adverse impacts.

- Plot 6 be deleted from the plans - its presence and positioning both has a high impact and appears out of keeping and unnecessary for the delivery of the design.
- Within no more than 6 months of any site development or construction, the applicant / developer, assignees and subcontractors must complete the construction / provision of all mitigations agreed with neighbouring properties, with the responsibility for maintaining the mitigations in a timely manner remaining in perpetuity with the applicant / developer.
- The applicant / developer, their assignees and subcontractors must deliver in full and maintain in perpetuity, the agreed design changes and mitigations.