

I am writing to OBJECT to the outline planning permission application on the following grounds:

1. Design, appearance and layout
2. Effect on privacy
3. Conservation of trees and open land
4. Need to safeguard the countryside
5. Drainage
6. Transport

1. Effect on privacy

I live at Tara's end bounding the one side of the proposed development and will lose all the privacy I have enjoyed for the last 20 years. I will now be facing the prospect of having three properties overlook directly into my private back garden. The proximity and closeness is intrusive and unnecessary. The plans propose one parallel and two properties perpendicular to my boundary and will directly overlook into the rear garden and be approximately 20ft from my boundary. This is unacceptable and could have easily been adjusted for in the revised plans.



View fom the side of Taras end to
the proposed siteto the proposed



First floor view from Taras End
Three properties will sit long my
boundary now



2. Conflict with the Development Plan and Spatial Strategy

The application site lies outside the defined settlement boundary for Alderbury and therefore conflicts directly with the adopted Wiltshire Core Strategy, including Core Policies 1, 2 and 57. This is not a minor or technical matter. The settlement boundary serves a clear and deliberate purpose: to direct growth toward the most sustainable and appropriate locations and to prevent speculative greenfield expansion beyond the established limits of development. No relevant exception policy applies here.

Alderbury is identified as a Large Village where growth is intended to remain proportionate and plan-led. Granting permission in these circumstances would materially weaken the integrity of the settlement boundary and create pressure for further incremental outward expansion into the surrounding countryside. Paragraph 15 of the NPPF confirms that the planning system should be genuinely plan-led, this proposal cuts across that principle.

3. The reduction in number of plots since the previous application is noted. However, proposed Plot 6 is still prohibitively close to existing properties 49 and 50 Oakwood Grove. This will incur overlooking and loss of privacy. The proposed plot layout shows Plot 6 as the only plot towards the West of the development, so to put it so close to the existing property boundaries where it will cause overlooking is unnecessary. Plot 6 should be deleted from the proposal.

4. In the absence of clear evidence that the causes of flooding at nearby schemes have been fully identified and remedied, it cannot reasonably be concluded that similar failures would not occur here, particularly given comparable local ground conditions, the existing ditch and wetland characteristics of the site, potential groundwater sensitivity, the additional impermeable surfacing the development would introduce, and the cumulative drainage burden of multiple new developments within Alderbury.

The revised proposals therefore fail to demonstrate robust compliance with Core Policy 67 or paragraphs 173 and 174 of the NPPF. The Council cannot presently be satisfied that the development would be safe from flood risk over its lifetime or that it would not increase flood risk elsewhere.

5. The applicant's own Landscape and Visual Appraisal acknowledges that the site forms part of the wider landscape setting of the village and that mitigation planting is required to reduce visual effects. However, the Planning Statement materially understates the permanence of this change. Landscape planting would take many years to mature and can never replicate the openness and rural character that the undeveloped site presently provides. The result would be a materially harder settlement boundary, the erosion of the rural edge of Alderbury, and the incremental urbanisation of what is currently open countryside.

This conflicts with Core Policies 51 and 57 and with paragraph 180 of the NPPF.

I respectfully request that the Council refuses planning permission for application PL/2024/09976 and that my objections are recorded and given appropriate weight in the assessment of this application.