

The entire frontal area of my property, no. 49 Oakwood Grove, shares a boundary with the proposed development. The purpose of this letter is to register my objection to the recently revised & therefore current application in areas where my property will be subject to detrimental impact:

1. Sensitive boundary - Overlooking
2. Visual Impact
3. Incorrect assessment of existing screening/filtering
4. Lack of any proposed mitigations in respect of No. 49 Oakwood Grove & adjoining neighbours.
5. Incorrect assumption that views of the proposed development will not be visible from downstairs at
my property.

Sensitive boundary - overlooking

Applicant's Design & Access statements November 2024 & April 2026 ' Site-Existing':

a. November 2024 Nos. 49, 50, & 51 Oakwood Grove are singled out as being 'Sensitive boundary - overlooking' within the area demarcated by a blue line.

April 2026 Nos. 49,50, & 51 Oakwood Grove again singled out as being 'Sensitive boundary overlooking' within the area demarcated by a blue line.

b. November 2024 Initial Site Observations & Opportunities p.12 indicates the requirement for sensitivity to be applied to neighbouring houses i.e properties lying with the orange zigzag line, including nos. 48,49, & 50 Oakwood Grove.

April 2026 Initial Site Observations & Opportunities p.13 again indicates the requirement for sensitivity to be applied to neighbouring houses i.e properties lying within the orange zigzag line, including nos. 48,49, & 50 Oakwood Grove.

Visual Impact

November 2024 Table 12: Viewpoints Summary p View 3 singles out nos. 48,49,& 50 Oakwood Grove as:

Receptor Type: (Residential)

Susceptibility: High

Magnitude of Change: Large

Tables13: Landscape & Visual Assessment: Summary of Magnitude/ Scale of Effect

November 2024 p. 27 'View 3 taken from a junction on Oakwood Grove. The plots Numbered 48, 49 & 50' Scale of effect is marked as " Major Adverse".

April 2026 p.29 "View taken from a junction of Oakwood Grove" Scale of Effect again marked as 'Major Adverse'. Para. 3.3.30 of the same document notes specifically that " the Proposed Scheme would cause a major deterioration in the existing view from a highly sensitive receptor & would constitute a major discordant element in the view."

November 2024 Ref. 3.2.18 p.21/61 "Major: indicates an effect that is very important in the planning decision making process."

However, whilst ' Scale of effect' is shown as 'Major Adverse', the Judged Scale of Proposed effect (with mitigation) is graded "Moderate Adverse'. Conveniently, the April 2026 Summary does NOT mention the 'Magnitude of Effect with mitigation year 15' as it appeared in *Table 13 of the LVA November 2024 which is also graded 'Moderate Adverse'. This* demonstrates that any mitigation put in place is not expected to benefit current residents by providing screening/filtering for 15 years during which time the visual impact & overlooking will be Major.

April 2026 High Sensitivity Visual Receptors ref: page 57/63 Para 5.4.2 of applicant's submission states: "Within the ZTV, potential high sensitivity receptors are to the west, south, & east are limited to potential first floor, filtered and seasonal views from residential properties to the west south of the site and within the estate on Oakwood Grove in the village of Alderbury". This statement is incorrect & is based on mere presumption as no individual involved in the decision making on this proposed development has contacted me or visited my property at No.49 to ascertain the facts.

5.4 Prediction of Visual effect

High Sensitivity Visual Receptors page 57 Para. 5.4.3 states "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."

Mitigation strategy (Visual) Para. 5.3.4 p.56 referring to "core principles", states "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.

On the proposed development side of the boundary with Nos. 48,49,& 50 Oakwood Grove there are NO hedgerows. The existing vegetation consists of grass, brambles, nettles, bracken, & other assorted low growing seasonal greenery. Nor is there a woodland buffer adjacent to the aforementioned 3 houses. There is one tree (seasonal deciduous) & one tall bush (seasonal deciduous) on the development side of my boundary fence. It should be noted that whilst the two aforementioned afford a degree of screening/filtering to part of the property at No.49 Oakwood Grove this applies only to the period mid-April to end October after which leaves fall opening up a full, unimpeded view from both downstairs & upstairs of the entire area designated for development from November through to the following April. Thus for 6 months of the year there is no form of natural screening or filter.

Para 5.4. 4 states: "Retain the existing trees especially those near the boundary and supplement with additional tree planting across the site to further filter views." As stated in Table 13 Summary of Magnitude / Scale Of Effects p.27 November 2024, any meaningful mitigation such as tree planting, or new hedging is not anticipated to become effective filters for FIFTEEN YEARS.

Para 5.4. 4 continues "Also, the materials used on the proposal are more appropriate & sympathetic for this rural location." This is not in tune with the three core principles laid out in Para 5.3.4.

Note: It appears that NO new hedgerow or meaningful tree planting is proposed for the Oakwood Grove boundary shared by Nos. 48,49 & 50. Nor is there provision for an essential green screening buffer zone between the boundary fence & the proposed development.

Objection to Proposed Plot & Dwelling No.6 adjacent to boundary with Nos.49 & 50 Oakwood Grove.

It is to be applauded that the original proposed number of dwellings: 47 in November 2024 has, as per the current revised application, - April 2026 - been reduced to 28. However, despite past concerns raised about the original site proposed for **Plot No. 6**, & despite land being subsequently freed-up by the elimination of 19 of the originally proposed dwellings, the April 2026 revised application shows that the position of **Plot No.6** remains in its' original location immediately adjacent to the boundary of no. 49 Oakwood Grove.

On the indicative proposed site plan submitted by the applicant, the dwelling proposed for **Plot No.6** appears to be a sizeable 'stand alone' double story building + garage which would inflict incalculable intrusive visual impact, overlooking, & loss of privacy positioned as it is so close to my boundary at no. 49 Oakwood Grove. Additionally, it will impact adversely upon the residents at No.50. It is apparent that where **Plot 6** is concerned, the applicant has NOT adhered to their intention to apply "sensitivity to neighbouring houses" as stated in their 'Initial Site Observations & Opportunities' in November 2024 & repeated in April 2026. Also, no account has been taken of 'Sensitive Boundary-overlooking' also stated in the applicant's proposals of November 2024 & repeated in April 2026. It is inexcusable & incomprehensible that **Plot 6** remains positioned thus on the revised plan. I submit that it must be removed.



Alterations made by the applicant to the previous submission of November 2024 & resubmitted in the current April 2026 application, seemingly have not been influenced by previous concerns or objections raised by those residents whose lives are to be most affected by the applicant's proposals, but rather **only** in response to ecological concerns. This is to be regretted.

I hereby OBJECT to the current revised application of April 2026.

If this application were to be approved eventually by Wiltshire Council Planning Department, I endorse fully the "Requested amendments to the application" as laid out by Mr. Daniel Page in his May 2026 letter of Objection ref: p.6.

PHOTOGRAPHS taken from No. 49 Oakwood Grove to illustrate my Objection



Autumn/early winter view from lower floor windows & garden



↑ Autumn/early Winter aspects of proposed development area from garden



↑ Autumn/early winter view from upper floor windows



Upper story windows overlooking proposed development



↑ ↓ Summer views of development area from upper floor windows



No hedgerow or woodland on boundary fence with Oakwood Grove. Mainly bracken, nettles, rambles, grass & other low growing natural greenery.

Note: Unfortunately, I am not able to gain legal admittance to the opposite side of the field/proposed development site to obtain a photograph of the reverse 'face-on' view of my property from that aspect.