

23rd June 2026

THE PLANNING DEPARTMENT
WILTSHIRE COUNTY COUNCIL
BY THE SEA ROAD
TROWBRIDGE, WILTS
BA14 8JN

Dear Sir or Madam,

RE: SUNNYSIDE, HOLLOWAY LANE, EAST KNOYLE, SALISBURY, WILTS SP3 6AH

Atlas Planning Group for Applicant Andrew Scott

Notice under Article 13 of Application for Planning Permission, Certificate B Notification

I have been sent the above notification dated 12th June 2026.

The proposed development is for” the demolition of existing dwelling and the erection of a 2no detached dwellings including parking, hard and soft landscaping and associated works”

I am writing to oppose this proposal.

My cottage , Bluebell cottage, (previously No 61), is semi detached and adjacent to Sunnyside, sharing a party wall. This was once a row of four estate cottages, built in the 1800's, and many years ago made into two adjoining cottages. They are made of thick stone walls with brick facings. I purchased Bluebell cottage in 1985 and have lived there for 41 years. I am now 81years old.

DEMOLITION OF SUNNYSIDE COTTAGE

My cottage is warm in winter and cool in summer. I do not need central heating. It is dry and comfortable. Sunnyside would have been the same, but has suffered from years of neglect of maintenance: pointing, gutters, probably roofing, damp proofing and drainage, lintels etc.

If knowledgeable, skilled builders were used, this cottage could, with not great expense or delay, be made into a dry, habitable dwelling. It was made about one third larger by a good brick extension after the war. With its thick walls and good tile roofing it is easy to keep warm or cool. It has now been empty for over twelve months. It is a great shame, when housing is so much in demand for this to happen.

Both cottage sit back from the road at a lower level, and present a pleasant picture of traditional British rural cottages. With their stone, brick and tile construction they can withstand extremes of weather, and should well survive another hundred years.

THE ERECTION OF TWO DETACHED DWELLINGS

Andrew Scott refers to these as “eco homes”, but my cattle barn should in this case also qualify for that. The proposed buildings are based on a low cement wall with timber cladding, above which are long roofs of zinc. The windows are of aluminium.

Whilst these metals are supposed to reflect heat, they have very large U values, eg metal 7.95, compared to clay tiles 3.96; the thermal conductivity of aluminium 220 compared to 0.77 for brickwork.

Condensation would be a problem, the water causing mould growth. Respiratory problems would be likely for residents. Rodents like to explore the cavities used for air barriers and insulation products. Aluminium windows would form a thermal bridge past the walls, and the 1980's versions have been abandoned because they were so cold. Timber cladding is very good in dry climates, but in our western driving rain and humidity they usually become very scruffy.

The appearance of these two dwellings is closer to industrial buildings. In the context of the National Landscape area which is shown on their map to cover this area of East Knoyle, they would look ugly and out of place.

The buildings would occupy most of the site. There is insufficient space next to existing buildings to legally build foundations or to effect repairs to walls. There is insufficient room for parking or the delivery vans for groceries and other items.

The road is above the level of these cottages, and sometimes has torrents of water which would follow the tracks of lorries onto the site, softening the clay and causing structural problems to my cottage as well.

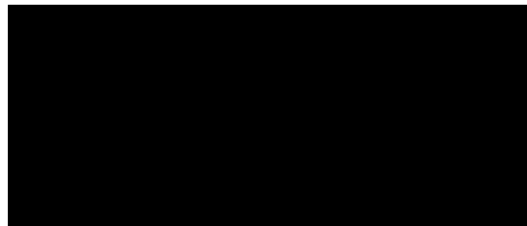
The traffic down Holloway lane is sometimes very busy since it forms a link to the Gillingham and Mere areas. Huge tractors pulling wide trailers fill the whole of this narrow lane, going quite fast. The milk lorry needs to get by. Delivery vans and cars find it difficult to pass and have to reverse back. The views on either side of the site to the road are restricted by bends. There would be no room for visitor's cars, and any delivery van would cause serious delay or a traffic accident if parked outside the site. The road junction at the top of the road is close to the site entrance. (25 metres)

A Planning Application was made a couple of years ago: PL2024/04937 for erection of a self-build building and associated works on land adjacent to Paddock Wood, SP3 6AH. The entrance to that field onto Holloway lane is about 20 metres from the entrance to this site, but the road view is better. The proposal was refused.

Bluebell cottage is sited down a track which now also serves Great Ground bungalow. Any problems with deliveries or lorries would prevent my neighbour or myself from accessing our properties, and also cause road water ingress. The track joins the lane next to the site entrance.

I have a woodland garden full of nesting birds including swallows, goldcrests and treecreepers just there. At dusk the garden is full of bats and a tawny owl. The work would frighten them away. It would cause noise dust and vibration and could make my cottage unsafe so I would have to seek expensive accommodation elsewhere.

Your faithfully,



Ann R Fielding (Miss)