

Application reference: PL/2025/09148

Site: Land at The Green, Great Cheverell, SN10 5XN

I write to object to the above application for Technical Details Consent following the grant of Permission in Principle for a single self build dwelling at Land at The Green, Great Cheverell.

Departure from the intent of the Permission in Principle and local context:

The Permission in Principle envisaged a modest self build dwelling that would respect the established form and character of development along The Green and safeguard neighbouring amenity. The submitted scheme instead proposes a large five bedroom dwelling, re oriented at right angles towards the railway, positioned on the highest part of the site, with extensive glazing, a full length deck and a substantial garage complex linked by a covered walkway. Taken together, these elements represent a notable change in scale, form and orientation from what was reasonably anticipated when the principle of development was accepted.

Recent local decisions provide relevant context. The refusal at 46 The Green, Great Cheverell reference PL202403234 demonstrates the Council's concern that enlarged built form, extended domestic use of land and associated residential paraphernalia can result in an unacceptable urbanising impact that harms rural character. Similar considerations arise in this case.

Relationship with and consistency alongside No 14 The Green:

The dwelling sits on the highest part of the site at a minimum floor level of 70.1m, above the level of the railway line to the north. The building will be very prominent within the established pattern and rural character of the surrounding area.

When planning permission was granted for No 14 The Green, conditions were imposed to protect rural character and neighbouring amenity. These included restrictions preventing windows facing the adjoining field and requirements that the appearance of the building reflect an agricultural character.

Those conditions clearly sought to limit overlooking, visual intrusion and the incremental domestication of the adjoining paddock. In contrast, the current proposal introduces extensive glazing and external amenity areas facing north towards the same field, together with a clearly domestic architectural approach. In this context, the proposal does not sit comfortably alongside the earlier permission and risks undermining the planning objectives secured through those conditions.

Flood risk, drainage and impact on adjacent properties:

The application site occupies a recognised low point within the local topography of Great Cheverell. As acknowledged within the submitted Flood Risk Assessment, the site experiences surface water flooding during periods of intense or prolonged rainfall, with exceedance flows travelling down the village via the highway and ponding within the paddock once drainage capacity is exceeded. These conditions are well known locally and occur on a regular basis. Further photographic evidence of recent flooding events is available on request. Particular note should be made of the strength of surface water flows, which displace a highway manhole cover on The Green.

The Flood Risk Assessment confirms that the paddock currently performs a functional role as informal flood storage, accommodating overspill surface water during extreme rainfall events. This indicates that the site forms part of the existing surface water management regime. Development that alters ground levels, permeability or flow paths therefore has the potential to influence flood behaviour beyond the application site further down The Green.

The proposed mitigation strategy relies on a combination of engineered measures including land regrading, swales, raised kerbing, new gullies and defined exceedance routes. While such measures may offer some benefit, their effectiveness depends on detailed design, construction accuracy, ongoing maintenance and the continued performance of upstream highway drainage infrastructure, which the Flood Risk Assessment acknowledges is subject to capacity constraints.

The Flood Risk Assessment also confirms that it has not been possible to fully analyse or model the wider contributing catchment or upstream drainage network. As a result, the proposed mitigation is based on assumptions regarding system behaviour during extreme rainfall events, including the one in one hundred year plus climate change scenario over the lifetime of the development. This introduces a level of uncertainty that has not been fully resolved.

In addition, No 12 The Green is a historic property constructed on shallow padstone foundations typical of buildings of its age. Such foundations are sensitive to changes in ground moisture conditions and surface water behaviour. Alterations to drainage patterns, ground saturation or exceedance routing have the potential to affect bearing conditions and long term structural performance. The submitted Flood Risk Assessment does not specifically assess the potential impact of the proposed development on adjacent historic foundations.

Sequential Test and consideration of alternative sites:

The submitted planning documents do not include a Sequential Test or equivalent

assessment. In particular:

- There is no Sequential Test submitted with the application.
- The Flood Risk Assessment focuses solely on how surface water flooding might be managed on this site, rather than whether the development should be located elsewhere in the first instance.
- There is no narrative, table or comparison assessing alternative reasonably available sites within Great Cheverell or the surrounding area that may lie in areas of lower surface water flood risk.
- There is no statement explaining why this particular site must be developed in preference to other potential locations.

This approach assumes the acceptability of the site and moves directly to mitigation, rather than first demonstrating that the Sequential Test has been satisfied. Where a site is affected by medium to high surface water flood risk, national guidance and Wiltshire Core Strategy Policy 67 expect evidence to be provided to show that lower risk sites have been considered and discounted, unless the development is clearly exempt.

On the information submitted, this step has not been demonstrated, and the absence of any reference to alternative sites suggests that such consideration has not been undertaken or has not been made available to the decision maker.

Impact on neighbouring residential amenity:

The siting of the garage complex close to the boundary with No 14 would introduce a substantial built form in close proximity to the neighbouring garden. This would be likely to affect outlook and increase the sense of enclosure. The proposed bin and recycling area in the gap between the garage and garden wall would also introduce regular activity and disturbance together with direct overlooking into the living room and private garden of No 14. These impacts appear avoidable within a plot of this size and raise concerns regarding residential amenity.

Conclusion:

In summary, the proposal raises a number of interrelated concerns regarding its scale and form relative to the Permission in Principle, its relationship with neighbouring development and impact on rural character, unresolved surface water and flood risk issues, and potential impacts on historic foundations. When considered cumulatively,

these matters indicate that the proposal would result in harm to residential amenity and rural character.

For these reasons, the application is considered to conflict with Wiltshire Core Strategy Policies 51, 57 and 67 and the National Planning Policy Framework and should be refused.