

Wiltshire Council Planning Consultation Response

Application No: PL/2025/08806
Address: Eastside Cottage, Clatford Bottom
Case Officer: Lucy Rutter-Dowd

Please find following comments in respect of the above consultation:

Recommendations:

☐	No Comment
☐	Comment
☐	Support
☐	Support subject to conditions (please set out below)
☒	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and Guidance:

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (December 2024 (as amended February 2025)) outlines government policy, including the historic environment (Section 16). Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness. Paragraphs 214 – 216 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England’s “Conservation Principles” provides policy and guidance for the “sustainable management of the historic environment”. Additional guidance is also contained within their publications:

- *Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*
- *Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)*

Local Policy:

Wiltshire Council’s Core Strategy Policy CP57 ‘Ensuring high quality design and place shaping’: A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.”

Site:

The site is a field to the north of Eastside Cottage, Clatford Bottom. The area is extremely rural, a country lane that connects the A4 (to the north) to West Woods on its eastern side. In part the lane runs parallel to the main trunk road that connects Marlborough to Pewsey. There are only a handful of dwellings along this rural lane, including farms, yet the area has little modern development or encroachment into the countryside and retains its rural landscape character.

The field is adjacent to the residential curtilage of Eastside Cottage, a grade II listed building dating from the late 17th/early 18th century. A traditional vernacular cottage of one and a half storeys, built of Sarsen stone and brick, with timber frame core under a thatched roof, it is a fine example of the local vernacular architecture that gives the character to this part of the Marlborough Downs. Its significance lies in its vernacular form and materials, and these are emphasised by its rural setting within the wider landscape.

Proposal:

Change of use to Equestrian use with a new double stable building

Issues:

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment:

The proposal seeks to change the use of part of the field from grazing to equestrian use and includes the erection of a pair of timber stables.

Whilst there is no concern over the principle of the change of use to accommodate equestrian use, there are concerns over the erection of the stables.

The site is not within the curtilage of the listed building, but it does form the setting for the listed building, providing the rural context that this vernacular cottage is experienced within. This really is enhanced by the lack of any development in the local area, and its rural setting has survived virtually untouched since its erection over 300 years ago.

It is noted that an enlarged garage building was approved in 2017, which replaced a smaller dilapidated garage, and this is within the curtilage of the listed building, to the north of the large garden site. This is near to the field boundary where the stables are proposed.

The concern is with the principle of providing additional outbuildings within this sensitive area, and the additional paraphernalia that often accompanies equestrian use (storage of feed, vehicles, muck-heap provision etc), which accumulates to have a visual impact on the area and setting of the listed building. The addition of the stables, when combined with the approved (and built) garage/outbuilding, in the rather ad-hoc arrangement (as opposed to a carefully planned layout) has the added visual impact of the haphazard provision of outbuildings within the setting of the listed building. In isolation the double stable block may not have a significant impact, but the cumulative impact is the overriding concern.

The siting of the stables is not in the location of the temporary structures that have been erected, although the siting of the latter probably has less harmful visual impact than the proposed location due to them running parallel with the hedge and visually seen more in a cohesive, related group of outbuildings with the garage over the fence.

Due to the lie of the land, the location of the temporary stabling is at road level, whereas the proposed location is on the slope – this would require excavation, which would also erode

the physical landscape, thereby increasing their impact on the area, as some form of retaining wall is presumed to be needed. If the permanent stabling was sited as per the temporary ones, little excavation would be required, and the existing hedge would provide a degree of screening, reducing the visual intrusion into the landscape and setting of the listed building.

Summary & Conclusion:

There is not an objection to the principle of the change of use of the land from an impact on the setting of the listed building point of view, however there are concerns over the provision of the outbuildings within the landscape, their siting and the cumulative impact on the setting of the listed building.

There does appear to be an opportunity to improve on the siting of the stables that would reduce or even remove the visual harm that is currently identified and I suggest that the siting of the stables is amended to reduce that visual harm, as this could remove the Conservation objection to the proposals.

Pippa Card
Senior Conservation Officer
Wiltshire Council Planning

Date: 23/01/2026