

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Proposed Use or Development

**Application Reference Number: PL/2025/09069
Decision Date: 29/01/2026**

Applicant: Lady Rothschild (1997) Discretionary Settlement - C/O Agent
C/O Woolley & Wallis, 4-5 Hughenden Yard, Marlborough, Wiltshire , SN8 1LT

**At: Land at Boreham forming part of Stowell Farms, West Stowell Farm, West Stowell,
Marlborough, SN8 4JU**

Wiltshire Council hereby certify that on 14 November 2025 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

Condition

- 1** **Reason for approval:** The proposed development is deemed lawful under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the proposal is in accordance with relevant statutory provisions and does not require planning permission.

SCHEDULE 1: Certificate of Lawfulness (proposed) for Excavation to create Lagoon – Sch 2, Part 6, Class A, GDPO.

SCHEDULE 2: Land at Boreham forming part of Stowell Farms, West Stowell Farm, West Stowell, Marlborough, SN8 4JU

Signed

Nic Thomas - Director of Planning, Economy and Regeneration

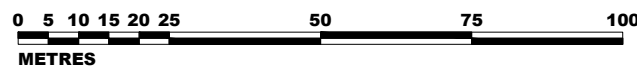
Notes -

1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.



REV.	DATE	DETAILS
-	06/10/25	Original Issue Surveyed by: ----
A	07/10/25	Survey updated Surveyed by: -----
B	16/10/25	Survey updated Surveyed by: -----

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This survey has been carried out to an accuracy consistent with the presentation scale noted below. Interrogated dimensions will therefore be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LDS survey stations.

While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured or inaccessible at the time of survey.

All levels, heights, measurements and dimensions are in metres unless otherwise stated

Eaves levels are taken at the bottom of the lowest roof tile. Where underside of fascia or other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments etc.) will be approximate only. Underground services have not been traced, but any visible surface features have been located.

Spot heights displayed within the road width are road/gutter levels, not top of kerb.

Trees have been drawn diagrammatically (i.e. circular) showing average canopy spread, however their true shape in plan will be different. Every effort has been taken to identify species, but where critical these should be verified by a specialist.

[illegible]

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Drawing Title:
LOCATION PLAN

Survey is to OS Grid, located via use of GPS positioning.

Level values in metres, related to Ordnance Datum Newlyn

Scale: 1:1250 Plotted on A1	Drawing No: LDS/11809 TP1 © Land Development Services Ltd. 2025	Revision: B
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Ordnance Survey (OS) basemap produced: October 2025
and incorporating surveyed revision available at this date.

The accuracy of the OS map can in no way be guaranteed. Measurements scaled from the OS map do not necessarily correspond with dimensions physically measured on site.

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