

Our ref: 2022044/SM
Your ref: PP-14695561

11 02 2026

Wiltshire Council
Development Services
The Council House
Bourne Hill
Salisbury
SP1 3UZ

Dear Sir/Madam,

ROCHE OLD COURT, SOLAR PANEL INSTALLATION AND ASSOCIATED LANDSCAPING.

This letter and the attached documents are submitted in support of this planning application for solar panel installation and associated landscaping at Roche Old Court.

Application drawings and documents submitted are listed below:

Proposals plans-

2022044 SA 01 Solar Array Location Plan;
2022044 SA 02 Solar Array Battery Room;

1078-Landscape Statement 2026-02-06;
1078-Landscape Masterplan-03 2026-01-30;
1078-Typical Section- SE-08 2026-01-30; and

PV Panel Layout- 4813-45694-500-000-A.

Biodiversity Net Gain calculations

Also included in the body of this letter are the **Design and Access and Heritage statements.**

Completed CIL forms are also submitted.

1-Introduction-

The owner / applicants had purchased the property in January 2022. They are continuing to work towards creating a new family home in the grade II* listed house and which will include all the outbuildings for domestic use as ancillary and support spaces associated with the main house. The result of the Applicants' significant ongoing investment in the property has been that the historic farmstead (about 11 acres) will not be broken up into smaller development plots and that the grade II* listed house (which was previously in significant decline and a building at risk) is now secure with a restored weather tight roof.

Engagement had previously been undertaken with both Jocelyn Sage, Senior Conservation Officer at Wiltshire Council and with Jackie Smith, Inspector of Historic buildings and Areas, Historic England on the first phases of the project. The Owner / Applicants' intention and commitment for the site is to retain the property as a single holding which enhances the historic buildings and landscape setting. This has been emphasised to the authorities.

This commitment to the buildings and their retention continues through investment in stabilisation works to the grade II* listed tithe barn.

The buildings had been unoccupied for over two years prior to the Applicants' acquisition and were in a considerably deteriorated state when the new owners took possession. They have had to make considerable investment in professional services and in the general clean-up of debris and detritus, this before any repairs or new works can take place.

The project is now coming to fruition regarding the major phase of development for the house and outbuildings including some of the landscape elements.

The solar panel installation is key to securing and long term and sustainable future for the property.

2-Site and setting description-

The area subject of this application is to the southwest corner of the 11 acres.

3-Planning History-

There is much planning history for the site regarding the area of the house and associated buildings, all approved. The solar panels sit at a good distance from those buildings and the previous history is relevant only to illustrate the direction of travel

for the appropriate reuse of the site and its retention as an associated collection of buildings.

4-Listed Building Status-

The Former Farm Managers House (now demolished and replaced) and Coach House to the northeast were previously rejected for listing.

The Tithe Barn is grade II* listed but no longer on the schedule of ancient monuments.

The Stables and Cart Shed connected to the Tithe barn are designated grade II.

Old Roche Court House is grade II*

5-The Proposals-

The proposals are for a low-key solar panel installation. These are ground mounted and site relatively level with the ground in unobtrusive trays.

Significant new landscaping is proposed that will enhance the local environment.

6-Heritage considerations- Assessment of the proposed design within the curtilage of the heritage assets and enhancement of the historic environment-

No heritage fabric will be disturbed nor will the setting of the existing heritage assets be adversely affected. New landscaping is proposed to enhance the rural setting.

7- Biodiversity net gain-

The proposal includes a biodiversity net gain calculation. It has been an active construction site for two years. The area of consideration is part of the previous arable field system that was low grade pasture. The area will be re-landscaped and including new hedge rows which did not previously exist. New habitat not currently present will be created in the proposed scheme. All net gain is provided on the application site.

8- Supporting Policy considerations-

National Planning Policy Framework-

11. Making effective use of land, paragraphs 123-130:

123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land

Under clause 124:

(d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) ⁴⁸ ;

(50) As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate

This is clearly a good re-use of previously developed land and bring back residential use to a previously empty home.

16. Conserving and enhancing the historic environment, paragraphs 195-214:

Paragraph 200 says: *The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Wiltshire Core Strategy 2015:

Core Policy 41: Sustainable construction and low carbon energy. The new replacement building will meet better than the minimum standards as set in building regulations and utilise energy efficient air source heat pump technology.

Core Policy 57: Ensuring high quality design and place shaping.

The proposal speaks to this policy on many levels through the enhancement provided to the historic context as well as providing a high standard of design.

Core Policy 58: Ensuring the conservation of the historic environment.

The proposal is sympathetic to and enhances the setting of the listed buildings on the site. There is no demolition of or alteration to a heritage asset as the proposal is within the grounds of such and not very close to the existing listed buildings.

Other supplementary planning guidance:

The proposals are broadly in line with the current adopted guidance as currently published.

9- Conclusion-

The proposals within this application seek planning for a solar panel installation and associated landscaping.

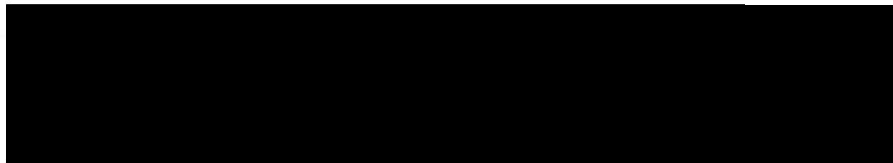
There is significant benefit to the heritage assets in these proposals and these proposals being approved to allow the site and its assets to be reused as a significant home again. This continued revived use will safeguard the grade II* and grade II listed building elements for the future.

No alterations are proposed to the listed assets and therefore no harm will be caused in the implementation of the proposed scheme.

The proposals accord with the relevant policies of the Local Plan and the NPPF.

We look forward to hearing from you in due course.

Yours sincerely,



Scot Masker, RIBA

Director

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