

From: Katie Hungerford [REDACTED]
Sent: 29 March 2026 23:02
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Cc: [REDACTED] the.clerk@pewsey-pc.gov.uk
Subject: URGENT: Formal challenge to the validation of Planning Application PL/2026/01813 – 45 High Street, Pewsey

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To the Planning Validation Team,

I am writing as the owner of Grove House, which directly adjoins the above-mentioned application site. Having reviewed the submitted plans, I wish to formally challenge the validation of this application on the following procedural grounds:

1. **Incomplete Red Line Boundary (Primary Access):** The Location Plan (607/01) excludes the primary vehicular access. The Block Plan (607/02) clearly illustrates a three-car parking bay and gravelled driveway, yet the red line fails to encompass the shared metalled drive connecting these to the public highway (Whatley Drive).
2. **Incomplete Red Line Boundary (Secondary Access):** The application relies on a secondary pedestrian access route via the 150m unmade (UM) path through the private garden of Grove House. As this is a functional access route for the proposed commercial use, it must be included within the application boundary.
3. **Failure to Serve Certificate B Notice:** Both the primary vehicular drive and the secondary pedestrian path cross land not owned by the applicant (specifically land owned by Wiltshire Council and the private title of Grove House). The applicant has failed to include these in the red line or serve the mandatory Article 13 Notice (Certificate B) on the affected landowners.
4. **Misleading Site Description:** The application omits the very infrastructure (parking and driveway) that makes the business viable, while alluding to

sustainable rail travel that is contradicted by the physical provision of multi-car parking.

5. Incorrect boundary that doesn't match with official HM Land Registry Deeds: the planning application incorporates an extra piece of land that is a public open space owned by the parish council included in the red line boundary by the parking area. This is not on the deeds of 45 High Street, Pewsey and looks like they have taken land from Pewsey Parish Council, see deeds below.

Under National Planning Practice Guidance, the red line must encompass all land necessary to carry out the development, including all access points. We request that this application be invalidated until these legal requirements are met.

We look forward to your response and will be sending our formal representation/concerns to the case officer, please let us know if this is the correct way to proceed with a formal objection?

Yours sincerely,

Katie & Andrew Dang

HM Land Registry
Official copy of
title plan

Title number **WT201659**
Ordnance Survey map reference **SU1660SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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