

Planning Statement

Site: Unit D, Ridout Yard, High Street, Great Cheverell, SN10 5XZ

Applicant: Patrick Williams, Henning Williams Property Ltd

Application Reference: ENF/2026/00226

1. Introduction

This Planning Statement has been prepared in support of a full planning application for Unit D, Ridout Yard, Great Cheverell.

The application seeks permission for the **change of use of the unit from Class B2/B8 (General Industrial/Storage) to a health service use within Class E(e)**.

The proposed occupier intends to operate an **injury rehabilitation and women's health clinic** from the premises. The application also includes minor external alterations to the building.

The application has been submitted following an enforcement enquiry (Ref: ENF/2026/00226). The applicant confirms that the building has undergone maintenance and refurbishment works to ensure it remains in good condition.

The proposed clinic use has not yet commenced, and this application is intended to regularise the position through the formal planning process.

2. Site and Surroundings

Ridout Yard comprises a small cluster of commercial units located off the High Street within Great Cheverell. The site accommodates a mix of light industrial, storage, and commercial activities, with shared access and parking arrangements.

Unit D is a modest unit extending to approximately **35.2 sq.m (GIA)**, forming part of this established commercial yard.

3. The Proposal

The proposal involves the internal repurposing of the existing room layout (as detailed on Plan v2.9) to accommodate:

- **Treatment Room:** Utilising the existing larger space (formerly storage/tech workshop) for plinth and mat work.
- **Waiting Area:** Utilising the existing smaller space (formerly office).

The unit is intended to operate as an **injury rehabilitation and women's health clinic**, falling within **Class E(e)**.

The nature of the use is **low intensity and appointment-based**, with a single practitioner and limited patient numbers at any one time.

4. External Materials and Visual Amenity

The application includes modest improvement to the external appearance of the building:

- **Roof:** Replacement of existing rusted sheet metal roofing with light grey (Merlin Grey) coated box-profile metal sheeting (see plan).

The overall form, scale, and footprint of the building remain unchanged.

The use of simple, muted materials is consistent with the utilitarian character of Ridout Yard and with nearby buildings. The proposals are therefore considered to **preserve the character and appearance of the Conservation Area**, while improving the condition of the building.

In addition, a single external air conditioning condenser unit is proposed, positioned at low level adjacent to the rear of the building, agreed with the adjacent occupier via a formal licence (included with the application), which includes provision for managed maintenance access with notice.

5. Highways, Parking, and Access

5.1 Parking and Activity Levels

The site retains access to **5 shared parking spaces**, consistent with the existing arrangement.

The yard has historically supported a mix of commercial uses generating regular visitor activity. The proposed clinic use, operating on an appointment basis with a single practitioner, is not expected to exceed this established level of activity.

An additional smaller space (approximately **2.4m x 4.8m**) is available within the yard and can accommodate a motorcycle, mobility scooter, or small car, providing flexibility within the overall parking provision.

5.2 Sustainable Travel and Layout

- **Cycle Parking:** Provision is made for **4 new cycle parking spaces**.
- **Access and Turning:** Existing access arrangements are unchanged, and sufficient space is retained for vehicles to enter and leave in a forward gear.
- **Pedestrian Safety:** Planters are positioned adjacent to entrances to provide separation between pedestrian routes and vehicle manoeuvring areas.

The proposal is not considered to give rise to any adverse highway safety or parking impacts.

6. Hours of Operation

The application seeks the following operational hours:

- Monday to Friday: 08:00 to 19:00
- Saturday: 09:00 to 13:00

These hours provide flexibility for administrative and ancillary activities. In practice, patient appointments are expected to occur primarily between **09:30 and 14:30**, avoiding peak traffic periods associated with nearby uses.

Given the scale and nature of the use, the proposed hours are not expected to result in unacceptable impacts on neighbouring occupiers.

7. Amenity Considerations

The proposed clinic use is of a **low-impact nature**, particularly when compared to the lawful B2 use of the unit.

A single external air conditioning condenser unit is proposed. To ensure operational certainty and safeguard local amenity, the position of the unit has been agreed with the adjacent occupier via a formal licence (included with the application), which includes provision for managed maintenance access with notice.

- All activities are contained within the building
- The use operates on a pre-booked, appointment basis
- Noise and disturbance levels are expected to be low

The proposal is therefore expected to result in a **reduction in noise and activity levels** compared to the lawful fallback position and would not give rise to material harm to residential amenity.

8. Biodiversity and Drainage

- **Biodiversity Net Gain (BNG):**

The proposal falls below the applicable *de minimis* threshold. Works are limited to the existing building and hardstanding, with no loss of habitat.

- **Drainage:**

Foul drainage will continue to be managed via the existing connection. Surface water runoff will continue to be managed via existing permeable and hardstanding areas. No changes to drainage infrastructure are proposed.

9. Planning Policy Context

The proposal has been considered against the relevant provisions of the Development Plan and the National Planning Policy Framework (NPPF).

The development represents the **reuse of an existing commercial building** within a defined settlement and supports the provision of **local health services**. The scale and nature of the use are appropriate to its setting and would not result in adverse impacts on amenity or highway safety.

As such, the proposal aligns with the overarching objectives of supporting sustainable economic development, maintaining viable rural services, and ensuring development is appropriate to its context.

10. Conclusion

This application seeks to regularise the use of Unit D as an **injury rehabilitation and women's health clinic (Class E(e))**, together with minor external refurbishment works.

The proposal:

- Reuses an existing commercial unit without extending its footprint
- Introduces a low-impact, appointment-based healthcare use
- Maintains appropriate parking and access arrangements
- Preserves the character and appearance of the Conservation Area
- Would not result in harm to residential amenity

On this basis, the development is considered to be acceptable in planning terms, and approval is respectfully requested.