



LP PLANNING
CHARTERED PLANNING & DEVELOPMENT CONSULTANT



PLANNING STATEMENT

Project: 'Change of use from residential dwelling to flexible use as holiday let or long term let'

Address: THE WEAVERS HOUSE, WATER LANE, CASTLE COMBE, WILTS, SN14 7HX

Applicant: Mrs Cattermole

Date: April 2026

LP Planning, 31 Market Place, Chippenham, SN15 3HZ

1. Table of Contents

1. Table of Contents.....	2
1 Introduction.....	3
2. Description of Site and Context	3
3. Planning History.....	4
4. Description of Development.....	4
5. Background Purpose of the Application.....	5
6 Planning Policies	5
7 Planning Assessment.....	6
Principle of Development	6
Impact upon the Character and Appearance of the Area & Heritage Assets	7
Residential Amenity.....	7
Flood Risk	8
Ecology	8
Highways.....	8
8. Conclusions.....	8

1 Introduction

1.1 LP Planning Consultants have been instructed by Mrs Cattermole to prepare a Planning Statement to accompany a planning application for full planning for the '*Change of use from dwelling to flexible use holiday let and or long term let*' at The Weavers House, Water Lane, Castle Combe, SN14 7HX.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015, nevertheless this statement sets out in full the planning issues in support of the application.

2. Description of Site and Context

2.1 The Weavers House is a Grade II listed detached building dating from the C18 and according to the planning history was heavily altered in 1930 and later in the C20. It is set within a generous plot and has a garage to the north-east frontage away from the dwelling.



Figure 1: The Weavers House - rear elevation

2.2 To the north and west of the property there are other existing cottages and dwellings, with the village itself and its facilities further to the north along The Street. Ancient woodland is to the east, beyond which is open countryside and Castle Combe Circuit (a popular motorsport attraction). To the south is a further residential property

2.3 The planning designations affecting the site are as follows:

- Within the Castle Combe Conservation Area
- Within Cotswolds National Landscape
- Several listed buildings in the vicinity
- Ancient woodland to the east (Parsonage Wood)
- Within a county wildlife site
- Flood zone 3

3. Planning History

3.1 The table below summarises the planning history available on Wiltshire Council's website.

Application No.	Description	Decision
PL/2023/04364	Replacement garage and store	Approved 2023
14/01043/LBC	Renewal of leaking stone slate roof and insulation upgrades.	Approved 2014
N/93/00407/FUL	Garage for 3 cars and erection of garden store	Refused 1993
N/93/00869/FUL	Garage for 3 cars and erection of garden store to replace existing rendered and timber framed structures garages/garden store.	Approved 1993
N/84/01602/LB N/84/01603/F	Extension and alterations to listed building	Approved 1984

4. Description of Development

4.1 The description of development for this full planning application is:

“Change of use from residential dwelling to a flexi use holiday let and/or long term let”.

4.2 The proposal involves no physical works and is limited to the change of use only. The property has 7 bedrooms, and the existing layout is suitable for the proposed flexible use without the need for any internal or external changes. Should any internal changes be required in the future, they will be subject of a separate listed building consent application.

4.3 The proposed block plan shows the parking provision (which is the same arrangement as existing) for up to 9 off street car parking spaces, although given there are 7 bedrooms (confirmed by the submitted floorplan) it is not anticipated there would ordinarily be the need to use 9 car parking spaces

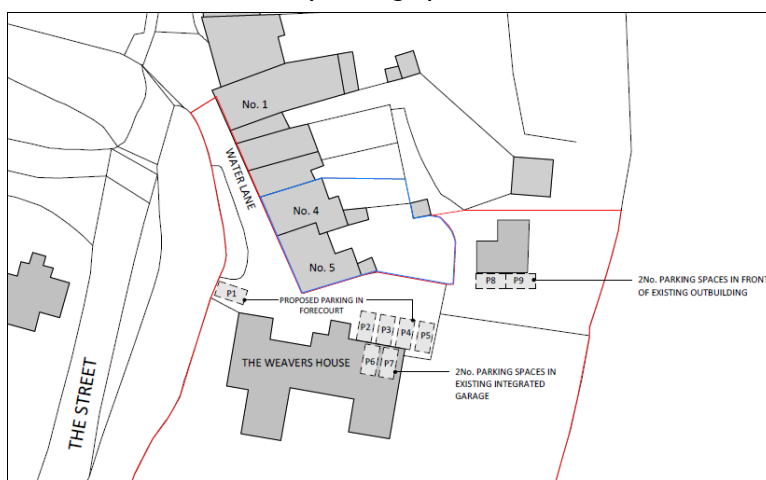


Figure 2: Proposed Block Plan

5. Background Purpose of the Application

- 5.1 The Applicant has tried to sell The Weavers House since early 2023. One offer was received at the time but unfortunately the sale fell through and the property was subsequently re-marketed by a different agent in January 2024. As no interest was received the property was advertised to rent in April 2024 and a tenant leased the house until August 2025. There has been no interest since apart from one tenant who is currently occupying the premises as a very short-term/temporary arrangement.
- 5.2 The property has been flooded on three occasions (twice due to the river overflowing and once because of groundwater) since 2012 which makes it very unlikely any purchaser would be able to get a mortgage to buy it and given the size and value of the property, cash buyers are few and far between. There has also been a decline in interest to rent properties like The Weavers House given the closure of large employers in the area and the fact fewer people are taking on second homes (either to buy or rent out).
- 5.3 Taking this into account, given Castle Combe is such a popular village for tourists (reflected by the fact the village has its own website dedicated to informing tourists of how to visit the village), its use as a holiday let would ensure a viable outcome.



Figure 3: www.castlecombe.org.uk/visit

6 Planning Policies

- 6.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:
- Core Policy 39: Tourist Development
 - Core Policy 58: Ensuring the Conservation of the Historic Environment
 - Core Policies 60-64: Transport and Traffic
 - Core Policy 67: Flood Risk

6.3 The Development Plan also comprises saved policies of the former North Wiltshire Local Plan which have been ‘saved’. Castle Combe has no neighbourhood plan in force.

6.4 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development and seeks to make effective use of land and buildings.

6.5 The relevance of the above policies is set out in the detailed planning assessment below.

7 Planning Assessment

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of development;
- The impact upon the character and appearance of the area and heritage assets;
- Residential amenity;
- Flood Risk;
- Ecology; and
- Highways

Principle of Development

7.2 The small village of Castle Combe has no defined settlement boundary and so in planning terms is within the ‘open countryside. However, Core Policy 39 is applicable as the proposal involves the provision of tourist accommodation. Core Policy 39 stipulates that outside of principal settlements and market towns, tourist and visitor facilities should be located in or close to local service centres or large and small villages, and, where practicable, be located in existing or replacement buildings.

7.3 Core Policy 39 also sets out 5 criteria that proposals for tourist accommodation must satisfy, these are repeated below followed by an assessment of compliance against each requirement:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.
- ii. No suitable alternative existing buildings or sites exist which are available for re-use.
- iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iv. The building is served by adequate access and infrastructure.
- v. The site has reasonable access to local services and a local employment base.

- Given the location within the National Landscape and Castle Combe, which in itself is a popular tourist attraction I consider the proposal would accord with i).
- Criteria ii) is met given the proposal relates to an existing building being reused.

- With regard to criterion iii) there are no physical alterations proposed, and so is compliant.
- Criterion iv) is met given the site has an existing access, and v) although what is deemed to be ‘reasonable’ is subjective, in my view we comply with this requirement given the proximity to the Principal Settlement of Chippenham (5.5 miles) and Corsham (6 miles).

7.4 NPPF also encourages the reuse of buildings when considering how planning decisions should support a prosperous rural economy. Paragraph 88 states how planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, including through the conversion of existing buildings. Sustainable rural tourism is also supported.

7.5 Overall, given the property has not been able to be sold as a dwelling, the owner is seeking an alternative reuse of the building which will be an alternative viable option and also contribute positively to the local economy. The principle of development has been established to be acceptable given it complies with CP39.

Impact upon the Character and Appearance of the Area & Heritage Assets

7.6 Planning policies CP51, CP57 and chapter 12 of the NPPF more generally seek to ensure high quality design in new developments whilst also protecting, conserving and where possible, enhancing landscape character. In terms of the site’s location and any applicable sensitivities, it includes a listed building and is within a Conservation Area.

7.7 The changes involve no physical alterations either internally or externally and so there will be no change in terms of the impact upon the character of the surrounding area.

7.8 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

7.9 Paragraph 210 of the NPPF says, *“In determining applications, local planning authorities should take account of: The desirability of new development making a positive contribution to the local character and distinctiveness”*. In considering potential impacts in respect of the historic environment, the NPPF says at paragraph 213, *“any harm to... the significant of a designated heritage asset (from its alteration or destruction, or from development with its setting), should require clear and convincing justification”*.

7.10 The change of use of the dwelling is not considered to have any impact upon the listed building or the conservation area. It will still be used as accommodation and the change of use will ensure the optimum viable use of the building is secured, which should be seen as a benefit in heritage terms given it is safeguarding the future of the building and will ensure the property remains maintained to a high level.

Residential Amenity

7.11 Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

“vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution”.

- 7.12 The property will not be let out to large parties and the owner will not accept any booking from ‘Stag Dos’ or ‘Hen parties’. The Applicant will accept a condition restricting this.

Flood Risk

- 7.13 As the site is within Flood Zone 3 Aegaea were instructed to undertake a Flood Risk Assessment which confirms that as the proposal involves no works or change to the footprint of the building, surface water run off will continue to be discharged via the existing drainage system. The flood risk vulnerability classification remains unchanged, and the development will not increase flood risk on or off site.

- 7.14 With regard to managing the risk of flooding, safe refuge is available on the first floor and occupants safety would be managed through a flood warning/ emergency plan. There are also no bedrooms on the ground floor.

- 7.15 The flooding emergency plan can be secured via a planning condition.

Ecology

- 7.16 As the application proposes change of use only no surveys are considered necessary and the proposal is also exempt from BNG.

Highways

- 7.17 Paragraph 116 of the NPPF states that planning applications should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

- 7.18 The application makes no change to the existing access arrangements which is via Water Lane. The Wiltshire Car Parking Strategy does not specifically refer to holiday lets in the maximum parking standards but a hotel has a standard of 1 parking space per bedroom, which this application exceeds.

- 7.19 The parking layout is formally labelled on the site plan, showing space for up to 9 cars. Although it is not anticipated users would regularly need this full amount of parking, the provision is there to cater for a worst-case scenario.

8. Conclusions

- 8.1 The application seeks permission for the change of use of an existing dwelling to a flexible use for either holiday let or long term let.

- 8.2 The property has unsuccessfully been marketed for sale and interest in leasing the house is very low. As such, the owner needs to find an alternative use for the building. Given the popularity of Castle Combe, a holiday let would be an excellent prospect and ensure the future viable use of the heritage asset is secured.

- 8.3 The proposal complies with the Core Strategy and NPPF more generally which seeks to promote a prosperous rural economy as well as the reuse of existing rural buildings.
- 8.4 Although within flood zone 3, the change of use would not increase the flood risk of the site, or elsewhere and the safety of occupants can be ensured through an emergency plan and the other measures set out in the Flood Risk Assessment prepared by Aegaea.