



Land, Development &
Planning Consultants Ltd

The Studio, 82 Broadmead,
Corsham,
Wiltshire,
SN13 9AP

01249 782496
www.LDPC.co
planning@LDPC.co

Our Ref: 2528

23rd April 2026

Jane Sanger
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Jane

**PL2026/0202030; Change of use of land to residential use, use of stables as ancillary domestic storage and erection of garden building (retrospective)
Land west of Baptist Cottage, 87 High Street, Great Cheverell. SN10 5XR**

Further to the comments from your Conservation Officer, I enclose herewith a photo schedule which raised concern over the impact of the development on the setting of the Great Cheverell Conservation Area. In particular, the visual impact of domestication the application site on the approach to the village from the north and the skyline of the village.

A secondary point was raised regarding the materiality of a previously dismissed appeal, planning reference K/43686, appeal reference APP/E3905/A/02/1106465, decision dated 14th July 2003.

Photo-schedule

Given the comments of the Conservation Officer the public footpaths and highways to the north of village were walked and photographs taken 'in the direction' of the application site. This point is highlighted, as at no point during circumnavigation of the site, and northern extent of the village could the garden building or stables be seen in the context of the Conservation Area or the wider landscape setting. As such, the majority of the images indicate the 'approximate' location of the application site.

It will also be noted that the landscape setting of the village is materially different to the west of The Green in comparison to the east, all set within the Greensand Vale Landscape Type. Images 1- 3 are taken from CHEM8 which links the High Street to The Green passing north west of the application site. The main field provides grazing, with enclosed un-grazed parcels between elements of development extending north from frontages onto the High Street. The rising ground and semi-mature planting to the parcel of land north of the application site prevents views into the application site, and thus the residential use or operational development has no material impact on the perceptible impact on the Conservation Area.



Views toward the Conservation Area from The Green (images 4 – 6) are largely channelled along the highway, with glimpsed views of the rising ground beyond and the Conservation Area. Neither the application site nor the appearance of a domestic use is perceptible and therefore has no impact on the setting of the heritage designation.

Moving east on CHEM5, to the north of the trainline, and linking on to LCHE2 via Little Cheverell Mill, views back toward the village are obscured by Willows lining the brook, garden boundaries and planting in properties west of the Green, and south of the trainline. Vegetation and buildings continue to limit views into the application as LCHE2 heads southeast linking to Cheverell Road. Views are similarly obscured travelling west into the village and Conservation Area, through a largely traditional field pattern of pasture to the northeast and east of the village.

While views into the site are largely absent from the wider landscape, there are two exceptions within the village and Conservation Area; photo 14, taken from the High Street through the access to Baptist Cottage provides a view of the Stables used for ancillary domestic storage. And photo 15, also taken from the High Street through the access to Marshfield, 85 High Street, which provides a view of the shingle roof of the garden building.

The stable building has been in situ for over 4 years, preceding the change in legislation regarding time limits for enforcement and the structure is therefore lawful, and thereby has formed part of the visible built form of the application site since at least 2018, when it appears on the available aerial imagery. Notwithstanding the lawfulness of the structure, the stable building recedes into the street scene and will be further assimilated as the planting to the front of the property matures. The form and scale of the building is appropriate to the rural village context and does not compromise the setting of Conservation Area.

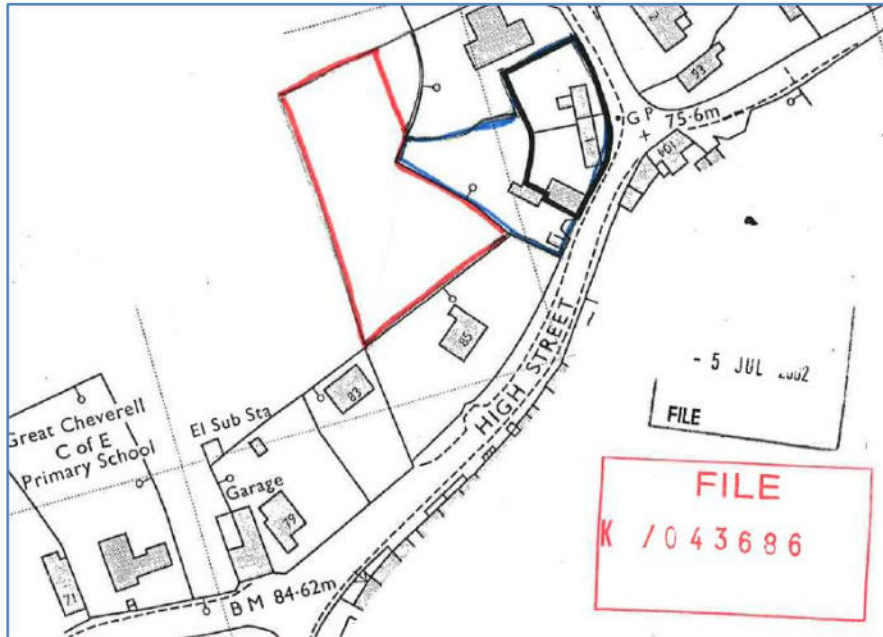
Photo 15 provides the only glimpse of the newly erected garden building which is briefly seen when directly opposite the access to Marshfield, where (even in the absence of a number of parked vehicles) only the roof is visible above the northern boundary of Marshfield. Planting with the application site immediately south of the garden building will mature to further reduce available views of the building from the Conservation Area. The existing and proposed planting within the application site will provide not only visual separation of the site from the wider landscape and Conservation Area setting but also provide privacy to users of the garden.

In conclusion, the photo schedule demonstrates that the application site is already assimilated within the landscape setting and has no intervisibility with the Conservation Area that comprises the quality of the heritage designation. The application site is well located in relation to the nucleus of the village and within an area of enclosed parcels of land and is thus more related to the settlement than to the agricultural land beyond.

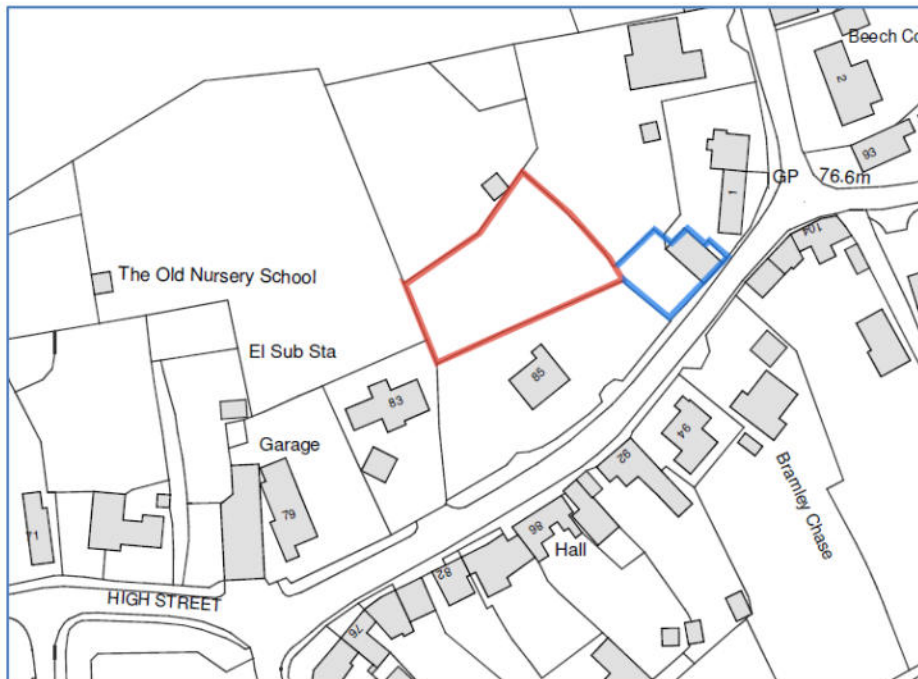
Materiality of the appeal decision

In July 2003 an appeal was dismissed for the change of use of land from agriculture to residential. The site location plan that supported the application shows that the proposal related to a significantly

larger site, extending northward to align with the southern boundary of No.7 The Green, as shown below.



2003 Appeal site



Current application site



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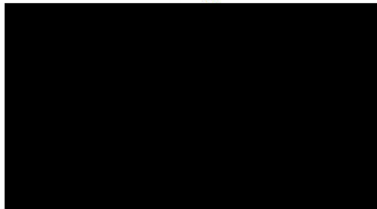
It will be noted that the site has become isolated from the agricultural land to the north since 2003 through a series of enclosures beyond the smaller application site subject of the current submission.

We also note the limited evidence that was presented to the hearing regarding details of the proposed use development; para. 12 reads *'Without details I cannot determine the extent to which the change of use would entail consequent changes to the appearance of the land'*. This is in direct contrast to the application now before the LPA which seeks to regularise existing development, with the LPA empowered to consider the use of conditions to control future development if necessary.

The subject matter of the appeal and the context in which it was heard have changed significantly since 2003 and holds limited weight in the planning balance. The site is adjacent to, but not within the Conservation Area and has shown to have minimal inter-visibility, and therefore impact, with the heritage designation or the wider landscape setting.

We trust that these points will be taken into consideration in the planning balance, and please do not hesitate to contact the undersigned with any queries arising.

Yours sincerely,



Ben Pearce