

Planning Statement

1. This application is made pursuant to S.191 of the Town and Country Planning Act 1990 (as amended) for the lawful use of 74 square metres of land at Field Cottage (as shown edged in red in the submitted Block Plan RL/631/2) as part of the domestic garden.
2. As detailed in the statement of Clare Neal, a long term resident of the property with first-hand knowledge of the land use, the change of use of this area of land from a paddock to domestic garden for the enjoyment of the occupiers of Field Cottage took place in 2014. The area was fenced in and separated from the remaining paddock.
3. Clare Neal produces a site plan (Exhibit CN1) showing the extent of the area her statement refers to and some photos (Exhibit CN2).
4. It is confirmed that the use has continued without break since 2014 and that the land has not been used for agriculture during the relevant period.
5. On the basis of the evidence provided the use as garden became lawful in 2024 after 10 years had elapsed as the use had then exceeded the time limits for planning enforcement action.
6. There is no known evidence to contradict that presented by Clare Neal in her statement, a statement that is made from first-hand knowledge as an occupier of the property and in the knowledge of the penalties for providing false or misleading evidence in seeking a Lawful Development Certificate. As such her evidence should therefore be given significant weight.
7. Historical aerial photography that is publicly available such as Google Earth supports the submission.
8. In accordance with Government Guidance in the Planning Practice Guide the evidence should be assessed on the test of 'the balance of probability'.
9. There is no requirement in law for the evidence to be corroborated.
10. in view of this guidance and the clear and precise evidence provided in the application the local planning authority is asked to issue the Lawful Development Certificate as set out in the application.

Rebecca Lord MSc MRTPI

23 July 2026

RL/631 Field Cottage, Main Street, Christian Malford, Wiltshire SN15 4DA