

Our ref: DS/Ellis

11th August 2026

Development Management
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Willis & Co.

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Dear Sir/Madame,

Town and Country Planning Act 1990

Retention of equestrian building (including increase to ridge height and side extension) and associated hardstanding area (retrospective) at Barn at New Buildings, Chute Cadley, Andover SP11 9ED.

Introduction

1. Willis & Co. are instructed by Mr & Mrs Ellis to prepare and submit this full planning application for the retention of equestrian building, including the increase to ridge height and side extension, and associated hardstanding area (retrospective) at the above site. Please find enclosed in support of this application:
 - The completed planning application forms and certificates;
 - Design and Access Statement (this letter);
 - Location Plan, no. JE-JH-01;
 - Site Plan, no. JE-JH-02;
 - Existing Elevations & Floor Plan, no. JE-JH-03/B;
 - The completed CIL Additional Information form; and,
 - the appropriate planning application fee of £309.
2. This letter is an updated version of the original letter, due to the change in description following a discussion with the Planning Officer. A revised plan has also been submitted, ref JE-JH-03/B.
3. The applicants were initially invited by the Council to submit a planning application for the extension, as well as using part of the stable building for a new business. However, during this time period the business has been very successful and rapidly outgrown the area of the stable building, a new premises has been found, which the business has now moved into. Therefore, this application is solely for the retrospective extension to the stables, which will remain in equestrian use, including the associated hardstanding area.

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Background and Proposal

4. The site is approximately 0.2 hectares (0.5 acres) and is located on land known as the Telephone Exchange, to the south west of Home Farm in Chute Cadley, Wiltshire, which is around 7.5km north of the town of Andover in Hampshire and around 8.5km north east of the Market Town of Tidworth. The site is accessed via a public footpath (CHUT28) runs from the village, north east along the front of the site to Chute Causeway to the north. The applicants have vehicular access rights over the public right of way.
5. The applicants obtained planning permission for the erection of a building here for equestrian use in August 2021 under ref. PL/2021/05396. This planning permission was implemented, and the building was erected and brought into use by February 2022.
6. The stables and the paddock are used by the applicants for equestrian purposes, who keep their horse and 2 ponies on the site. The stables have been extended to provide an under cover horse wash bay to the front of the east elevation and additional storage space which is used to keep items in relation to maintaining the horses, ponies and the site as a whole. The extension was built in October 2025 and measures 5m x 4.75m, providing an additional floor area of 23.75m².
7. The extension generates no additional traffic movements, as most of the stored items are used on-site. The applicants own the site, and living nearby, it is a convenient place for parking the family cars, as there is limited parking at the house. This is something they have always done.
8. The site is located within the North Wessex Downs National Landscape and although there are no nearby rivers, it is within the River Test Catchment Area. The site is outside of the Chute Cadley Conservation Area, there are no nearby listed buildings. It is located within Flood Zone 1.

Planning History

9. The following planning applications relate to the site:

Application Ref.	Description	Decision
PL/2021/05396	Change of use from meadow to equestrian and erection of stables, tack room and machinery store.	Approved with conditions 13/08/2021
K/32739/O	The erection of a dwellinghouse.	Refused 24-05-1996

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Relevant Planning Policies

10. Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time, the statutory development plan in respect of this application comprises of the National Planning Policy Framework (NPPF) (Revision December 2024), the Wiltshire Core Strategy (WCS) (adopted January 2015) and the North Wessex Downs National Landscape (NWDNL) Management Plan (2025-2030).

National Planning Policy

National Planning Policy Framework

11. We understand that the NPPF is relevant to new proposals and that the NPPF expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the NPPF as well as local policies.
12. Paragraph 116 of the NPPF states; *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*
13. Paragraph 135 of the NPPF states that; *Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*

Local Planning Policy

Wiltshire Core Strategy

14. We consider that the relevant policies in the WCS are as follows:
15. Core Policy 1 – Settlement Strategy states that; *The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.*

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16. Core Policy 2 – Delivery Strategy says; *At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:*
 - i) *Respects the existing character and form of the settlement*
 - ii) *Does not elongate the village or impose development in sensitive landscape areas*
 - iii) *Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*
17. Core Policy 26 – Tidworth Community Area lists The Chutes, which includes Chute Cadley, as a Small Village.
18. Core Policy 50 – Biodiversity and Geodiversity states; *All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.*
19. Core Policy 51 - Landscape - *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.*
20. Core Policy 57 - Ensuring high quality design and place shaping - *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.*
21. Core Policy 58 – Ensuring the conservation of the historic environment says; *Development should protect, conserve and where possible enhance the historic environment.*
22. Core Policy 61 - Transport and new development states that; *New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. It continues; The proposal is capable of being served by safe access to the highway network. Also; That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.*
23. Core Policy 67 - Flood risk states that; *All new development will include measures to reduce the rate of rainwater run-off and improve rainwater*

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infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

North Wessex Downs National Landscape Management Plan 2025-2030

24. The NWDNL Policy DE 04 - *Development within the National Landscape and its setting should be of high quality which responds to local context, including; historic settlement pattern, height, massing, roof form, density, materials (inc. colour) and local building vernacular. All development should actively seek to conserve and enhance local distinctiveness, sense of place, tranquillity, biodiversity, the historic environment and dark skies.*

Planning Considerations

Principle of Development

25. The small extension to the building respects the existing form and character of the area and conserving the North Wessex Downs National Landscape. It does not significantly elongate or consolidate and existing loose knit areas of development in relation to the settlement. The proposal accords with policies CP1, CP2 and CP26 of the WCS.

Design, Landscape, Character and Appearance

26. The impact of the proposal on the NWDNL is neutral, as the extension is small and has been built in materials that match the existing building, conserving the landscape character. No trees or hedgerows have been removed as part of the development, in accordance with CP51.
27. The extension has been built to blend in with the existing building, and no external lighting is proposed, conserving the natural beauty of the National Landscape, in accordance with the NWDNL Management Plan.
28. The extension has been designed to blend in with the existing building. The materials used match the existing materials. The building retains its rural appearance, which compliments the locality, in line with CP57.
29. The Chute Cadley/Lower Chute Conservation Area extends up to the land south of the Telephone Exchange building, to the south of the site. The proposal does not impact the conservation area, as it sits away from the Conservation Area and is naturally screened by the boundary trees and hedgerows. There are no listed buildings close to the site. The proposal accords with CP58.

Highways

30. The stables, within a short walk of the applicants dwelling, reduces the need to travel by car. The existing access is safe and fit for purpose. There is the ability to park and turn on the site for cars and delivery vehicles in relation

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to the needs of the equestrian use. There is no real change in traffic movements to and from the site, as there was prior to the extension being erected.

31. The building is served by a safe existing access onto a lane, a public footpath (ref. CHUT28), which the applicants have vehicular right of way over. There is good visibility in both directions to access and egress the site. The residual cumulative impacts of any additional traffic that the proposal brings will not be severe, in accordance with the NPPF and the WCS.

Ecology

32. The development has been carried out without disturbance to the surrounding trees and hedgerows, and no habitats or species were harmed or lost during the construction of the extension.
33. Biodiversity net gain is not applicable to this application due to the nature of the development; the modest extension is under 25m², and this is a retrospective application.

Flooding and Drainage

34. The site is located within Flood Zone 1. Therefore, there is less than 1 in 1,000 annual probability of flooding from rivers.
35. The site does not have any issues with surface water flooding. Rainwater is directed into the soakaways at the base of the building, as existing. Rainwater goods will be maintained over the lifetime of the building.

Conclusion

36. There will be no adverse impact on the landscape or ecology with the retrospective modest extension to the stable building.
37. The proposal meets the requirements of both national and local policies.
38. I trust that you have all of the necessary information required to register and favourably determine this application, and I look forward to hearing from you in due course.

Yours faithfully,



Debbie Silver