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F.A.O: Sarah Hill (Senior Planning Officer)

Wiltshire Council
Planning - Development Management
The Council Offices
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Ref: 25067
Your Ref: PL/2026/02887

19th August 2026

Dear Sarah,

ALTERATIONS & EXTENSIONS TO ANNEXE BUILDING TO CREATE 6 ADDITIONAL GUEST ROOMS FOR THE SILVER PLOUGH, PITTON, WILTSHIRE, SP5 1DU

Further to the approval of planning application PL/2026/02887, please find enclosed a full planning application *relating to 'The Silver Plough'* to make relevant alterations and extensions to the Annexe Building to create 6 additional guest rooms (8 in total), which will be used ancillary to the operation of the public house.

A further full planning application is also proposed (under a separate application) in relation to alterations and conversion works to the main public house to create 9 guest rooms, which we are expecting the Council to consider at the same time as this planning application.

The current application has been submitted on behalf of our client, **Chickpea Group Ltd**, who run and own many public houses with similar accommodation offers to that proposed under this application. Some of these can be viewed via the Company website here: <https://chickpea.group/our-places/>

The supporting plans for this application have been prepared by *Gary Adlem* of *Charleston Homes*.

The following documents are provided to support this planning application:

- Full Planning Application Form
- Covering Letter & Planning Statement (25067) – Annexe Building
- The Silver Plough - Topographical Survey
- The Silver Plough – Annexe - Site and Location Plan
- The Silver Plough - Annexe - Proposed Site Plan
- The Silver Plough - Annexe - Existing Elevations & Floor Plan
- The Silver Plough - Annexe - Proposed Elevations & Floor Plan
- Supporting Statement from the CEO of Chickea Group Ltd
- Ecological Impact Assessment, prepared by Colmer Ecology Ltd
- Nutrient Neutrality Assessment and Mitigation Strategy - 6 Guest Rooms in the Annexe Extension
- Nutrient_Calculator_Solent_Maritime_V_03_01_3 - 6 Guest Rooms in the Annexe Extension
- CIL Form 1 – Additional Information (Annexe Building)
- Decision Notice for PL_2026_02887 - The Silver Plough, Pitton

The requisite application fee of £1,220, plus £91 Planning Portal processing fee, has been paid by the client through the Planning Portal

PLANNING STATEMENT

1.0 APPLICATION SITE AND PROPOSAL

- 1.1 This application relates to ***The Silver Plough***, which is a public house located within the picturesque village of Pitton in Wiltshire, which is owned and operated by the *Chickpea Group Ltd*: <https://www.silverplough-pitton.co.uk/>.
- 1.2 This full planning application seeks permission for relevant alterations and extensions to the Annexe Building to create 6 additional guest rooms (8 in total), which will be used ancillary to the operation of the public house.
- 1.3 A further full planning application is also proposed (under a separate application) in relation to alterations and conversion works to the main public house to create 9 guest rooms, which we are expecting the Council to consider at the same time as this planning application.
- 1.4 This development will support the future viability and growth of the existing public house, which is a major local employer in the area, creating the need for 10 additional full-time jobs, as confirmed by the *Applicants Supporting Statement* (please refer to document for full information).

2.0 RELEVANT PLANNING HISTORY

- **PL/2026/02888** – Application for a proposed certificate of lawfulness for the creation of additional guest accommodation to serve The Silver Plough through re-using existing rooms within the public house – Refused 30th June 2026 for the following reasons:

"It is considered that on the balance of probabilities, the introduction of 9 guest accommodation bedrooms would require planning permission, as it reflects a material change of use to a significant area of The Silver Plough, in conflict with Section 192 of the Town and Country Planning Act 1990. The conversion of the skittle alley and owners' accommodation into 9 guest bedrooms occupying the entire first floor, and a section of the ground floor, of the public house would reflect a mixed-use development, sui generis (public house) and C1 (hotels/guest houses), with significantly different operational impact, which cannot be allowed through a certificate of lawfulness. The proposed guest accommodation is not considered an extension of existing, as there is not currently any guest accommodation provision at the public house. The Silver Plough operates solely as a public house, and the introduction of guest accommodation would constitute a material change of use. Therefore, as the proposal would require planning permission, the certificate of lawfulness is refused".

- **PL/2026/02887** – Application for the variation of Condition 4 of permission S/1998/1872 (Full application - erection of new building for two staff bedrooms and store, following demolition of existing store building) to allow the staff accommodation to be used by both staff and guests of the public house – Approved 17/08/2026.
- **PL/2021/09770** - Insertion of French doors in principal elevation and construction of a raised decked area and balustrade – Approved 7th December 2021.
- **S/1998/1872** - Erection of new building for two staff bedrooms and store, following demolition of existing store building – Approved 19th January 1999.
- **S/1990/1619** - Construction of building to provide additional 8 bedrooms to existing public house – Approved on 2nd January 1991.

3.0 POLICY CONTEXT

Development Plan

3.1 The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020 form the development plan for this proposal. The following development plan policies are relevant to this application:

- Core Policy 1 (Settlement Strategy)
- Core Policy 2 (Delivery Strategy)
- Core Policy 23 (Southern Wiltshire Community Area Strategy)
- Core Policy 35 (Existing Employment Land)
- Core Policy 48 (Supporting Rural Life)
- Core Policy 50 (Biodiversity and Geo-Diversity)
- Core Policy 57 (Ensuring High-Quality Design and Place Shaping)
- Core Policy 62 (Development Impacts on the Transport Network)
- Core Policy 67 (Flood Risk)

Other Material Planning Considerations

- National Planning Policy Framework (August 2026)
- Planning Practice Guidance

4.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

4.1 The application site is occupied by *The Silver Plough* which is a long-established public house located in the heart of Pitton.

4.2 This application proposes alterations and extensions to the *Annexe Building* to create 6 additional units of guest accommodation (8 in total), to be used ancillary to the public house. The Annexe Building already has 2 units of accommodation,

which are used by guests and or staff, which was approved under planning permission **PL/2026/02887** (see relevant decision notice attached).

- 4.3 Each guest room consists of a bedroom with en-suite bathroom, where the remaining facilities offered by the public house (bar, restaurant etc..) will be used by the guests. No separate reception area is proposed (as it is not a hotel), and guests will report to the main bar area to check-in upon arrival.
- 4.4 The proposed guest rooms will form an extension of the facilities already offered within the Annexe/ public house, and they will not have their own separate means of access, curtilage, postal address, utility supplies etc.. and will not be capable of being occupied as somebodies sole place of residence, so will always remain as temporary accommodation, used ancillary to the public house.
- 4.5 The Silver Plough wishes to extend the accommodation they provide by allowing guests the opportunity to stay, which makes logical sense given that many guests wish to stay over after attending functions such as conferences, parties, wakes etc..
- 4.6 The development will support the viability and growth of the existing public house, which is a major employer in the area, creating the need for 10 additional full-time jobs, as confirmed by the *Applicants* Supporting Statement. The development will also offer wider economic benefits for the local area and the community as a whole.
- 4.7 The Chickpea Group has a proven track record and portfolio of public houses that offer similar accommodation to that proposed under this application. Some of these can be viewed through the Company website here: <https://chickpea.group/our-places/>. These venues include: the 'Grosvenor Arms' in Hindon, 'The Bell & Crown' in Zeals, 'The Dog & Gun' in Netheravon, 'The Pembroke Arms' in Wilton and 'The Queen's Head' in Broad Chalke. These are all

public houses that offer ancillary guest rooms/ accommodation that are located within Wiltshire.

- 4.8 Overall, there is considered to be no significant difference in the character of activities offered at The Silver Plough, as the overall planning unit will remain in single occupation - as a public house with ancillary guest accommodation. The additional guest rooms will offer a much-needed revenue stream, which will secure the future viability of this important community asset (please refer to the Applicants Supporting Statement).
- 4.9 The proposal is therefore supported by Core Strategy Policies 1, 23, 35 and 48 and Chapter 7 of the National Planning Policy Framework (the Framework) as a matter of principle.

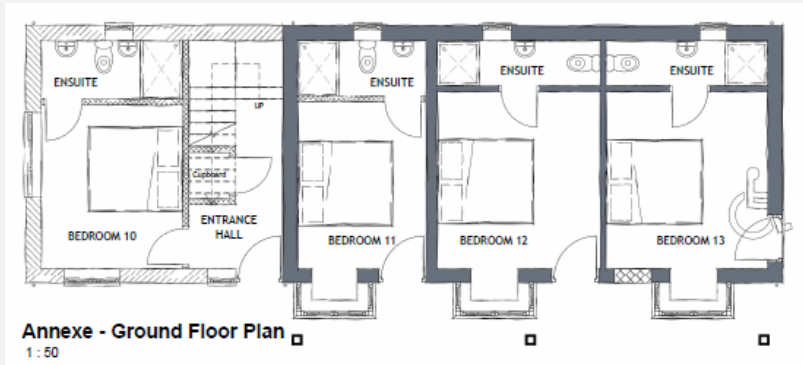
Character & Appearance

- 4.10 The site is not located within a conservation area and the building itself is not a listed building. The site is also not part of any National Landscape designations.
- 4.11 The proposed alterations and extensions to the Annexe Building are shown within the plan extracts provided on the next page.

Proposed Elevations



Proposed Floor Plans



Proposed Site Plan



Existing Street-Scene (Source: Google Maps)



Main Public House

Annexe Building

Adjoining Neighbour

- 4.12 Whilst the extensions to the Annexe will be fairly extensive compared to the existing single storey building, they have been sensitively designed to create a Coach House style building that will remain subservient in scale and appearance to the principal public house, and the neighbouring properties that adjoin it.
- 4.13 The revised Annexe Building will encompass a mixed materials palette, to include vertical timber cladding, render, red-tiled sills, and a natural stone plinth, with red plain tiles to match the existing public house. The proposed materials will correspond to those found on the existing public house, and those found within the immediate locality.
- 4.14 The elevation that will be most visible from 'The Green' will be the proposed eastern elevation, which is shown below:



- 4.15 The revised Annexe Building will be well screened by existing vegetation, which is to be retained (see street-scene image on previous page). The building is also staggered back from The Green, where the land slopes from east to west, allowing the proposed scale, bulk and massing of the building to be reduced/ softened.
- 4.16 The proposed alterations and extensions to the Annexe Building have been sensitively designed to respect the character and appearance of the existing public house and the wider area, without causing any adverse visual harm. The development will therefore accord with Core Strategy Policy 48, 51 and 57 and Chapter 19 of the Framework.

Historic Environment

- 4.17 The site is not a designated or non-designated heritage asset and does not contribute towards the setting or significance of any such assets. The historic environment will therefore be conserved in accordance with Core Strategy Policy 67 and Chapter 20 of the Framework.

Residential Amenity

- 4.18 The units of guest accommodation/ bedrooms are not capable of being occupied as somebodies sole place of residence (as a residential dwelling/ flat), so will always remain as temporary accommodation, used ancillary to the existing public house, as guest accommodation.
- 4.19 Given the siting, design and layout of the development proposed and the separation distances to the nearest neighbours, it is considered that the development will not create any adverse harm to the residential amenities of neighbours. The proposal therefore accords with Core Strategy Policy 57 and Chapter 14 of the Framework.

Highway Safety

- 4.20 The revised site layout accommodates 2 new disabled parking spaces, which are located adjacent to the bedroom with disabled access on the ground-floor. No other alterations to parking or access arrangements are proposed within the wider site, which currently provides 37 parking spaces in the main car park.
- 4.21 All other guests will use the existing parking facilities, which are more than capable of meeting the demands of the development, given that the guests using the accommodation will also be using the facilities in the main pub.
- 4.22 The development will therefore preserve the safety of highway and pedestrian users in accordance with Core Strategy Policy 62 and Chapter 15 of the Framework.

Biodiversity

- 4.23 The development is exempt from the statutory Biodiversity Net Gain (BNG) as the proposed site area is less than 0.2ha.
- 4.24 The development will secure relevant nitrogen credits to mitigate the impact of the development towards the Solent. Please see the relevant NNAMS report provided.
- 4.25 The roof of the Annexe Building will be removed to accommodate the extension proposed, as such the application is accompanied by an *Ecological Impact Assessment*, prepared by *Colmer Ecology Ltd*.
- 4.26 The report concludes that the development will not harm protected species and suggests a number of ecological mitigation/ enhancement measures, which can be secured by way of planning condition.

- 4.27 With the incorporation of relevant ecological enhancement measures/ features, the development will not harm protected species, and the development will accord with Core Strategy Policy 50 and Chapter 19 of the NPPF.

Flood Risk

- 4.28 The application site is not located within an area at risk of flooding and surface water run-off and foul drainage from the development has been suitably accounted for within the detailed design of the development. As such, the proposal accords with Core Strategy Policy 67 and Chapter 18 of the Framework.

5.0 CONCLUSION

- 5.1 The proposal fully complies with the development plan and the Council is therefore respectfully requested to grant planning permission in accordance with the ordinary (statutory) planning balance and presumption in favour set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and paragraph 11 (c) of the Framework.
- 5.2 Overall there is considered to be no significant difference in the character of activities as the overall planning unit will remain in single occupation, as a public house with ancillary guest accommodation.
- 5.3 Should you wish to discuss this proposal further, please do not hesitate to contact me. Otherwise, I would be extremely grateful if you could provide me with some feedback following the expiry of the publicity period, and before a recommendation/ decision is made, please.

Many thanks.

Yours faithfully,

J. U'Dell

James U'Dell BSc (Hons) MSc RTPI

Planning Consultant

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