TOWN AND COUNTRY PLANNING DEVELOPMENT CONSULTANTS
EST.1996

20th June 2023

Our Ref: SWLC.LPC5631

Wiltshire Council (North)
Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir or Madam,

Town and Country Planning Act 1990
Re: Change of use of land to agricultural and equestrian (mixed use) and erection of stables at Newth's Lane Barn, Newth's Lane, Purton Stoke, Swindon, SN5 4JH

Please find enclosed a duly completed planning application for the change of use of land and erection of stables at the above address. The site comprises a rectangular field immediately to the north of Newth's Lane set within the open countryside and a short distance to the east of the village of Purton Stoke, and to the north west of the urban area of Swindon. The site is bordered by mature hedgerows with a five-bar field gate entrance directly onto Newth's Lane in the south west corner of the field. The land is flat with good drainage and there is a public footpath which runs along the side of the adjacent field to the east (ref: PURT28B). Within the surrounding area the fields are predominantly in equestrian use.



LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ
Tel:01285 841433
Fax:01285 841489
www.lpctrull.com

In terms of the site's planning history, an application was made in 2023 (PL/2023/01171) for a lawful development certificate regarding the erection of a building for hay and straw storage and shelter for cows in the winter in order to cater for their proper welfare and provide them feed for the winter. This application was made under tolerances at Class A of Part 6 of the General Permitted Development Order 2015 (as amended) relating to Agriculture and Forestry, Class, A relating to agricultural development on units of 5 hectares or more. However, the lawful development certificate was refused, inter alia, because the development would be within 400m of a protected building.

The applicant has therefore had to revise his plans for the use of the land in question and has been influenced by the dominant land use. This application seeks to compliment the surrounding land uses by proposing a change of use to equestrian uses with the erection of stables in the south-west part of the site for the keeping of horses. The proposed stables comprise a simple and standard design, incorporating two loose boxes and a hay store accessed externally. This represents a very typical plan arrangement with a simple main elevation incorporating two timber stable doors. The proportions and overall height of the pitched roof has been kept to a minimum, whilst at the same time harmonising with the wider built environment and ensuring a properly sized stables for animal welfare purposes.



The stables will be sited lengthways along on the field's southern boundary a short distance away from the access onto the road. This is designed to have the least possible impact visually, benefiting from the established screening, and from a practical point of view allows access for vehicles, including horseboxes, which will only need to travel a short distance into the field to reach the stables. Access to the field is unrestricted generally.

Having described the proposals I shall now turn to what I consider to be the main issues for the application's assessment.

Principle of development

Wiltshire Core Strategy provides the relevant Development Plan for the area. Whilst there is no dedicated policy for the proposed change of use and provision of private stables, this represents an acceptable form of development in the countryside. As mentioned above, the adjacent fields are predominantly in either agricultural or equestrian use and thus the overall mix would be completely in keeping with the character of the area.

Landscape and visual impact

The site lies in open countryside, but it is not in the AONB, or other protected landscape area, and whilst when built the stables may be partially visible from the lane, the existing hedgerow provides an effective screen, for the majority of the site, particular as those walking past the site will be closer to the hedge and thus need to look up more to see in the direction of the new stable building. In any case, the stables will be modest in size and will sit quite comfortably within the field. The timber finish and dark roof sheeting are typical rural construction finishes and will weather subtly over time.

There is a public right of way alongside the western boundary of an adjacent field, but this again will be screened by a hedgerow. Overall, therefore, given these hedgerows, and that the stable will only be of modest proportions it is not considered that there will be an adverse effect on the landscape.

Effect on nearby listed buildings

The nearest listed building lies some 316m from the site to the west. This comprises a Grade II listed dwellinghouse known as 38 Purton Stoke. The list entry describes the building as a late 18th or early 19th century house built of limestone rubble. However, due to the considerable separation distance between this property and the application site, there would be no impact on the listed building or its setting. As mentioned, the proposal represents an acceptable form of development in the open countryside and the stables will be of modest proportions. Furthermore, it will be constructed of sympathetic and suitably high-quality materials.

Highway safety

The field already has access onto the lane via a five-bar gate, which is an unrestricted access. The new stables will be located a short distance into the field from the south. This is a straight section of road, which is lightly trafficked and visibility in either direction is very good. It is therefore considered that there are no adverse highway impacts resulting from this application.

Together with the duly completed application forms, the enclosed application comprises the following details. The necessary application fee of £462 has been paid separately.

- CIL Additional Information Form
- Drg no. LPC 5631 EX01 Location Plan
- Drg no. LPC 5631 EX02 Existing Site Plan
- Drg no. LPC 5631 PR01 Proposed Site Plan
- Drg no. LPC 5631 PR02 Proposed Plans and Elevations

I hope the enclosed information and above comments are sufficient to ensure your early approval of my client's application, however if there is any aspect of the proposal you would wish to examine in more detail to ensure your support, please do not hesitate to contact me.

Yours faithfully

Simon Chambers
Director

Enc.

Cc Mr Neil Wharton