27th June 2023

Our Ref: SWLC.LPC5554

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

Dear Sir/Madam

Town and Country Planning Act 1990
Land at The Lodge, Green Sand Stables, Bradley Road, Warminster, BA12 7JY – Erection of new storage barn

As your records will show planning permission was recently approved to diversify the use of the equestrian business at the above site (LPA reference: PL/2023/01270), to provide a dog waking/activity area.

The site's planning history also shows that the original stables, manège and tack room/stores were approved by application W/07/03272/FUL. By application 14/12011/FUL a permanent permission for a mobile home, used in connection with the equestrian business was granted, pursuant to the previous temporary grant of permission. The entire landholding was approved for equestrian use in 2014 too, when the on-site accommodation was made permanent. The business was described as a livery enterprise, primarily DIY with some part liveries. At that time those activities were said to be complimented with a stud enterprise and horse rehabilitation, including the re-training of unsuccessful thoroughbred racehorses to use for recreational riding.

As stated in support of the diversified use of some of the land for secure dog walking, the site's established equestrian business was not intended to be lost. The diversification will therefore be accommodated with minimal change.

The enclosed application is therefore part of the whole site's ongoing management, addressing the need to improve on-site storage. That could include equipment used for dog training, but is primarily for plant and equipment used for land management and for the land's equestrian use, including bedding and fodder etc.

The general storage building will be sited east of the existing 'yard', beyond the exercise area and south of the existing on-site accommodation.

It will be constructed from timber clad panels over a timber frame, and below a black coated steel profiled sheeted roof, as shown by the supplier's typical/illustrative photograph on the following page, and the submitted drawings.

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The general storage building will improve security and the type of plant and machinery that can be used to manage the site. It is reasonably necessary and modest in size, being restricted to approximately 2.44m at the eaves and 3.7m to the ridge, so that it not materially different from the original stable building on site.

The application site is not within any designated landscape areas, although it is near the boundaries of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It has a rural setting and is very clearly part of an established equestrian operation, where it will be read visually as both commensurate with the site, and in scale and harmony with the established built grouping.

Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning decisions are made in accordance with the Development Plan unless other material considerations indicate otherwise.

The relevant Development Plan comprises the Wiltshire Core Strategy and by reference to the application proposal the following policies are believed to be most relevant to the assessment of the new barn.

Wiltshire Core Strategy

CP51 – Landscape
CP57 – Ensuring High Quality Design and Place Shaping

The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and explains how they should be applied it is a material planning consideration.

Paragraph 84 therein provides support for the sustainable growth of all businesses in rural areas, stating, inter alia at paragraph (a);

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

The key issues arising in light of the relevant policy framework identified are;

Principle of development
Impact on the landscape and wider AONB

With regard to the principle of development the equestrian business is well established, and its diversification has been recently sanctioned too.

The new building is part of the business's ongoing needs, and both improves and augments the existing more ad hoc storage facilities available. It is commensurate with the existing rural business and entirely typical of the natural investment periodically required to provide enhanced and secure storage facilities, and particularly to meet the demanding needs of those horse owners choosing to stable their horses at The Lodge.

In addition to the modest nature of the rural business investment proposed its built form and scale employs an unstained timber finish that will weather a natural and subtle silver over time, being a natural complement to the wider rural setting, and ensuring that it will be satisfactorily subsumed, without harm to the area's landscape qualities. The building will not have a wide zone of visual influence and as such it is strongly maintained that the character of the open countryside and the setting of the adjacent AONB will be protected.

In light of the above brief comments, I trust you have sufficient information to support the enclosed application, however, if there are any matters you would like to discuss in more detail to ensure your support, please do not hesitate to contact me.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr H Da Silva