

LAND ADJ TO 5 NEW ROAD, PURTON, SWINDON, SN5 4HF
Change of use from equestrian to C3 domestic ancillary use

PLANNING STATEMENT

Background.

Planning application Ref: PL/2025/04801 was refused by Wiltshire Council on 18/09/2025 for the following reason:

The proposal, by reason of its location, scale, design, would result a disproportionate and excessive encroachment into the open countryside with a domestic use of a substantial area of land in the countryside. It fails to recognise the intrinsic character and beauty of the countryside and would result in permanent and significant harm to the landscape character and visual amenity of the area. Furthermore, the proposal does not reflect the prevailing pattern of development and therefore fails to demonstrate high quality design. It is not sympathetic to the local character and the history of the surrounding built environment and landscape setting. As such, the proposal is contrary to Paragraphs 135 and 187 of the National Planning Policy Framework (NPPF), Core Policies 51 and 57 of the Wiltshire Core Strategy, and Policy 5 of the Purton Neighbourhood Plan.

The current application is a re-submission to overcome the previous reason for refusal.

Revised Proposal.

The revised proposal seeks to significantly reduce the amount of land that will be changed to residential curtilage in association with No. 5 New Road, Purton.

In effect the existing horse paddock will be subdivided with a boundary line running north-south, with the western portion becoming residential curtilage and the eastern portion retained as equestrian paddock, as currently exists. This is considered to provide a more appropriate sized area of additional residential curtilage to serve No. 5 New Rd, and is thus considered to be in compliance with development plan policies and other material considerations.

The new boundary to the area changed as residential curtilage will be defined by a new post and rail fence running north and south, separating it from the land retained in equestrian use to the east.

There are no plans by my client to significantly urbanise the land, and the original application as well as this one was submitted following a complaint to the Council, and now seeks to regularise a situation that in effect already exists and will not change.

Key Planning Policies in Decision Making Process.

National Planning Policy Framework (NPPF),

- Paragraphs 135 and 187

Wiltshire Core Strategy

- Policy 51 - Landscape
- Policy 57 - Ensuring High Quality Design & Space Shaping

Purton Neighbourhood Plan.

- Policy 5 - To protect key local landscapes

Assessment.

It was accepted in the delegated officer report accompanying the refused planning application, that the land in question is in equestrian usage and not agricultural. This reflects the fact that the land is not truly rural in character, but instead reflects the character of much land surrounding towns and villages. This is discussed in more detail below.

Looking at the assessment contained in the delegated officer report mentioned above, it appears that the main issues in assessing the acceptability of the proposal are as follows:

- Land lies outside of the settlement boundary of Purton and is more associated with the surrounding countryside
- Disproportionate size of the proposed new residential curtilage
- Impact on landscape character including the erosion of the separate identity, character, visual and functional amenity of the village and its setting, and the impacts on the character of the open countryside

(a) Land lies outside of the settlement boundary of Purton

(b) Disproportionate size of the proposed new residential curtilage

These matter was dealt with in the delegated officer report as follows:

The site lies detached and outside the settlement boundary of Purton, a Large Village that is within the Royal Wootton Bassett and Cricklade Community Area. As such, the site is considered to be within the open countryside, where there is a general presumption against new development unless it falls within the specified exception policies outlined in paragraph 4.25 of the WCS. The proposed extension of existing residential plots is not one of these specific exceptions.

However, the proposal does not introduce a new use or planning unit, nor significantly increase the intensity of use in the countryside, therefore as an extension of an existing unit this is a form of development capable of support

in principle, provided it does not conflict with the overarching policy of countryside restraint.

The second paragraph therefore suggests that some form of garden extension to No. 5 New Road could be supported, but it should be of a scale that does not result in a disproportionate extension into the countryside, and relates closer to the built extents of the village.

Indeed correspondence between the case officer and the previous agent suggested that a broad reduction of at least 50% of the originally proposed area of garden extension is likely to be acceptable to the Council.

By reducing the proposed residential curtilage by at least 50% in the current application (which still includes a large area of hardstanding adjacent to the side garden of No. 5 that also provides access to the larger paddock to the north) this now provides a more proportionately sided garden extension to No. 5 New Rd. This will also contain the limited domestic structures and vehicle parking area within the newly defined garden area. There will still some buildings associated with the wider equestrian use of the land and surrounding field (e.g. stable and storage building) but these have been present for many years, and are appropriate in rural locations.

(c) Impact on landscape character including the erosion of the separate identity, character, visual and functional amenity of the village and its setting, and the impacts on the character of the open countryside.

The reduction in the proposed area will result in a much more appropriate residential garden extension to No. 5 New Road

There is an existing mature hedge along the northern boundary of the large paddock immediately to the north of my clients land, which I consider broadly screens views from the public footpath further to the north. Some limited views may be possible through small gaps in this hedge from the north, although these will be over a medium to long distance.

In addition existing tree and hedge planting on land to the south also forms a landscaped backdrop to any views from the north. This also helps to screen existing vehicles that are parked on the land, and this is a much better location compared to the situation if they had to be parked on New Road, which is a fairly narrow village lane.

The built extents of the village, in effect abut the site to the east and west, and a recently built dwelling to the NE significantly intrudes into the rural landscape, having a much more significant impact than my clients proposal. These can be seen on the aerial photograph below (Fig 1).

Therefore the land in question relates more to the surrounding built development, due to the existence of the above, compared to the more open countryside further to the north (i.e. beyond the paddocks) and in particular the application site.



Fig 1: Application Site in wider context. (Source: Google Streetview)

For the reasons set out above, the proposal to extend the garden of No. 5 New Road, is unlikely to significantly impact on the existing character of this part of the village and its immediate surrounds.

Conclusion.

This application has been re-submitted to address previous concerns raised by the Council as well as guidance provided by the case officer to reduce significantly the proposed size of the extended garden to make it more proportionate in size.

The revised application should now be recommended for approval.

Photographs



Photo A: View of land looking eastwards



Photo B: View of land looking westwards