

Planning Submission Pack – Word Edition

Reference: PP-14151045

Date: 04 November 2025

Local Planning Authority: Wiltshire Council

Applicant: Mr Brian Woodfield (Upper Greenhill Farm)

Agent: Mr Daniel Woodfield

Site: Upper Greenhill Farm, Breach Lane, Royal Wootton Bassett, Wiltshire, SN4 7QR

OS Grid (structure centroid): E405962 N179773

OS Grid (holding, portal form): E405944 N179832

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1. Planning Statement – Ancillary Agricultural Office (Dunster Cabin)

Proposal.

Erection of a single-storey ancillary agricultural office (factory-made Dunster cabin) measuring 5.89 m (L) × 3.99 m (W) with a maximum height of 2.5 m ridge (approx. 2.3 m eaves). The building is set approximately 3.0 m behind the Breach Lane carriageway edge. No new vehicular access is formed; staff/visitors continue to use the existing farm driveway, then access the office on foot within the holding. No running water / plumbing (no WC). No external lighting proposed.

Site & context.

The application relates to an established agricultural unit of around 18.0 hectares in continuous agricultural use for approximately 38 years. The immediate land is improved grass within a managed paddock. No designated sites are nearby and there are no adjacent watercourses.

Permitted development context.

Breach Lane is a C-classified road. Because the site sits within 25 m of the metalled part of a classified road, agricultural permitted development under GPDO Part 6 cannot be relied upon; therefore full planning permission is sought.

Use & need (ancillary to agriculture).

The office accommodates day-to-day farm administration: farm record-keeping and compliance (DEFRA, SFI/BPS/RPA), supplier communications and accounts, contractor coordination, and regulatory reporting. A modest insulated workspace on the holding improves operational efficiency, biosecurity and data security, and avoids unnecessary off-site travel. This is of greater importance as Mr. Woodfield begins to engage his son and daughter in the running of the farm. The ancillary office allows his daughter in law, who is of reduced mobility after a car accident, access to a shared working space. It is wholly ancillary to the agricultural enterprise and is not a general B-class office.

Design & appearance.

Fully insulated cabin with PVC doors and windows (double-glazed, dark finish) and Stained slow-grown spruce timber panelling (pressure-treated). Roof: 19 mm T&G spruce roof deck with black roof felt. A recessive rural finish (stained timber) and compact height (~3 m) limit visual impact. No external lighting preserves dark skies.

Policy Fit – Wiltshire & Royal Wootton Bassett

CP48 (Supporting Rural Life/Economy).

Provides a fit-for-purpose workspace that is demonstrably ancillary to the farm, helping sustain a local rural enterprise without generating public-facing activity.

CP57 (High-quality Design).

Modest form, stained timber cladding, and limited glazing respect local character; the office clusters with existing farm features and avoids urbanising elements such as external lighting.

CP51 (Landscape).

Siting against existing hedging/buildings, low height and recessive materials avoid landscape harm.

CP60/CP61 (Transport).

No new access, neutral trip generation, and maintained visibility splays satisfy safe and suitable access with no severe network effects.

Royal Wootton Bassett local objectives.

The proposal supports small-scale rural employment and home-grown business activity, retains rural character through subdued materials and no external lighting, and manages traffic by relying on the existing farm access and yard parking.

2. Highways Addendum (60 mph)

Summary.

No new or altered access. Movements continue via the existing farm driveway. The office is accessed on foot within the holding. The cabin sits ~3 m behind the carriageway and outside forward visibility for road users. Parking and turning remain within the farmyard; trip generation is neutral.

Visibility management.

Within any visibility envelope associated with the existing access, no fixed features above 600 mm will be introduced; existing hedgerow within splays will be maintained to protect sight lines.

Stopping sight distance and adopted y-distance.

Signed speed (mph)	Stopping sight distance (SSD)	Access 'y' distance adopted
60 (NSL)	≈ 215 m	≥ 215 m

3. Environmental Enhancements & BNG Note

The development has a very small footprint (~23.5 m²) on improved grassland. There are no protected habitats, statutory, or non-statutory designated sites within 1km and no records of protected species within 1km. A preliminary ecological assessment of the adjacent hedgerow and surrounding improved grassland took place in June 2025 by Caitlin Woodfield MCIEEM PIEMA REnvP. Three dusk surveys for bats to determine if the hedgerow was part of a commuting route were also conducted in May, July, and September 2025. No evidence of protected species was found, and it was determined the hedgerow does not qualify as important under the Hedgerow Regulations 1997. Several bat species are known to forage on the farm and roost in trees along the nearby bridleway however the adjacent hedgerow does not form part of a commuting route or provide roosting potential for bats. Owing to the presence of bat species in the wider area, enhancements with this application include wildlife boxes to be erected by Caitlin Woodfield (founder of Wiltshire Bat Care); other hedgerows across the wider farm are already managed under an active Countryside Stewardship agreement.

- Install 3 bat boxes on mature trees within/adjacent to the farmstead (mix of crevice/cavity types), positioned away from light sources.
- Install 2 bird boxes on suitable trees/buildings, avoiding direct sun and prevailing rain.

- No external lighting and no plumbing minimise disturbance and urbanisation.
- Roof drainage to on-site soakaway (SuDS), with no discharge to the highway.

BNG note.

If requested by the LPA, the Small Sites Metric (SSM) worksheet will be provided. We acknowledge that wildlife boxes do not create habitat units; however, given the de minimis footprint and stewardship-managed hedgerows and grassland elsewhere on the unit, the habitat impact of this proposal is negligible.

4. Sustainability & Insulation

- Fully insulated envelope (walls, floor, roof) to reduce heating demand; compact form and limited glazing minimise heat loss.
- No water connection or foul drainage; existing farm buildings provide welfare facilities.
- No external lighting; interior lighting limited and low-glare.
- Stained timber cladding (renewable, repairable) with durable dark-finish PVC windows/doors.
- Off-site prefabrication minimises construction traffic, noise and time on site.

5. Materials & Specification

- Type: Prefabricated Duster cabin, single-storey, fully insulated.
- Plan size: 5.89 m (L) × 3.99 m (W). Maximum height: 2.5 m ridge (approx. 2.3 m eaves).
- Set-back: Approximately 3.0 m behind the Breach Lane carriageway edge.
- External walls: Stained slow-grown spruce timber panelling (pressure-treated).
- Openings: PVC doors and windows (double-glazed, dark finish).
- Roof: 19 mm T&G spruce roof deck with black roof felt.
- Lighting: No external lighting proposed.
- Water/foul: No running water / plumbing (no WC).
- Surface water: Roof runoff to on-site soakaway/SuDS; no discharge to highway.
- Agricultural unit: approx. 18.0 hectares; continuous agricultural use ~38 years.

6. Proposed Conditions

- Use restricted to purposes ancillary to the agricultural unit at Upper Greenhill Farm; no general office (Class E) use.
- No external lighting shall be installed without prior written approval.
- No water supply or foul drainage shall be installed without prior written approval.
- Within any site access visibility splay, no object, structure, or planting shall exceed 600 mm in height above carriageway level.
- Development to be carried out in accordance with the submitted materials schedule (stained timber cladding; dark-finish PVC windows/doors).
- The bat and bird boxes shall be installed prior to first use and retained thereafter.

7. Policy Extracts & Local Objectives

Wiltshire Core Strategy – CP60 (Sustainable Transport): “reduce the need to travel ... sustainable, safe and efficient movement ...”

Wiltshire Core Strategy – CP61 (Transport & New Development): “served by safe access to the highway network.”

Wiltshire Core Strategy – CP48 (Supporting Rural Life): supports appropriate rural enterprises and workspaces that sustain rural communities while protecting countryside character and distinctiveness.

Wiltshire Core Strategy – CP51 (Landscape) & CP57 (High-quality Design): protects/enhances landscape character; requires context-appropriate, high-quality design and materials.

Royal Wootton Bassett local objectives: deliver infrastructure to support development; support local employment; protect rural character; improve health/well-being; address climate impacts.

8. Appendix – Neighbourhood Plan Policy Quotes (Made 2018)

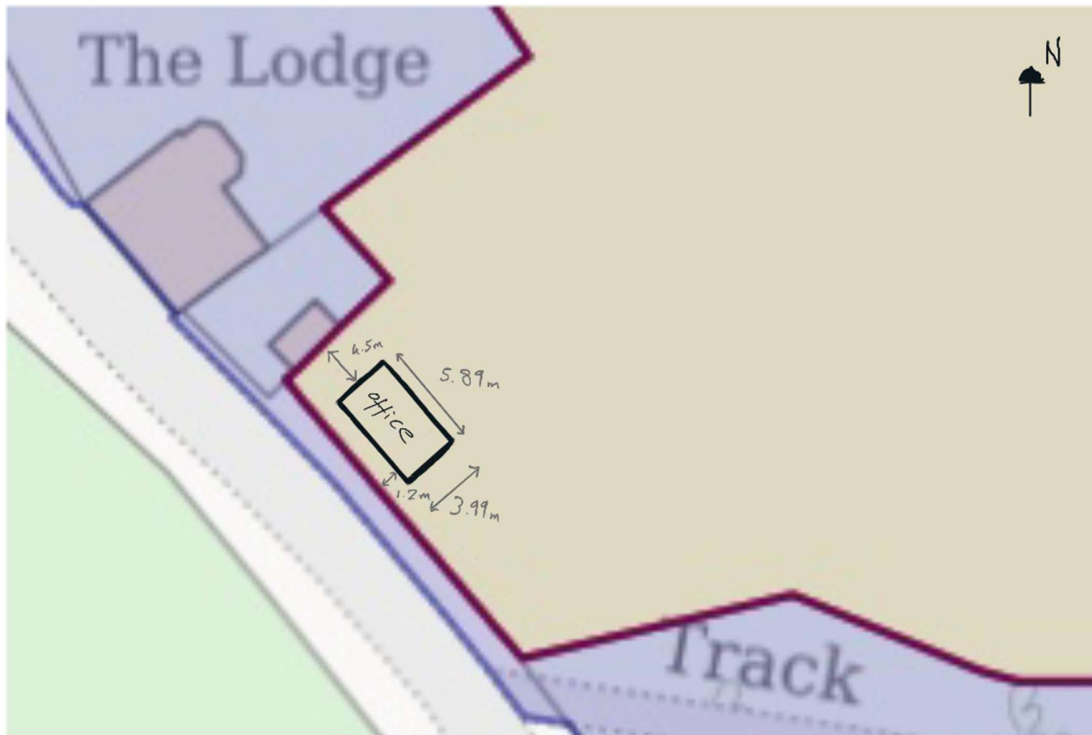
RWB NDP Policy 10 – Landscape Setting: “safeguard the separate identity ... of Royal Wootton Bassett.”

RWB NDP – Employment/self-containment: “improves its self-containment by increasing the amount and variety of employment opportunities ...”

Wiltshire Core Strategy CP60: “reduce the need to travel ... support the sustainable, safe and efficient movement ...”

Wiltshire Core Strategy CP61: “served by safe access to the highway network.”

9. Sketch Location (image)



10. Location Plan (separate PDF)

See separate file: LocationPlan.pdf

11. Elevations / Wall Layouts (separate PDF)

See separate file: Elevations.pdf

10A. Location Plan – Embedded Images

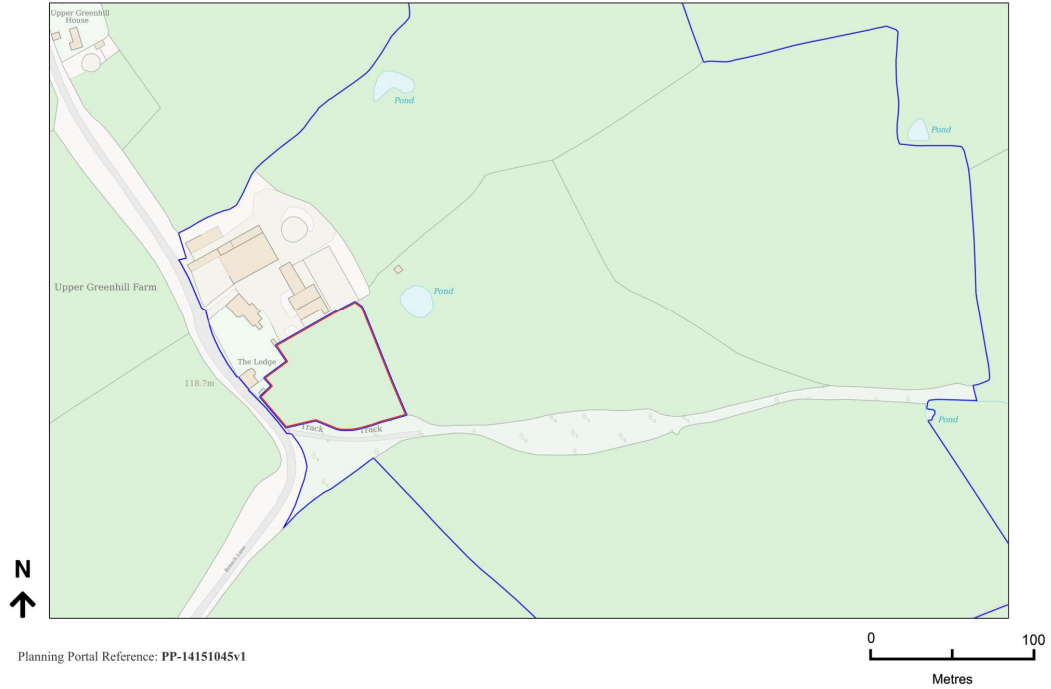
Location Plan

Site Address: Upper Greenhill Farm, Breach Lane, Royal Wootton Bassett, SN4 7QR



Date Produced: 06-Jul-2025

Scale: 1:2500 @A4



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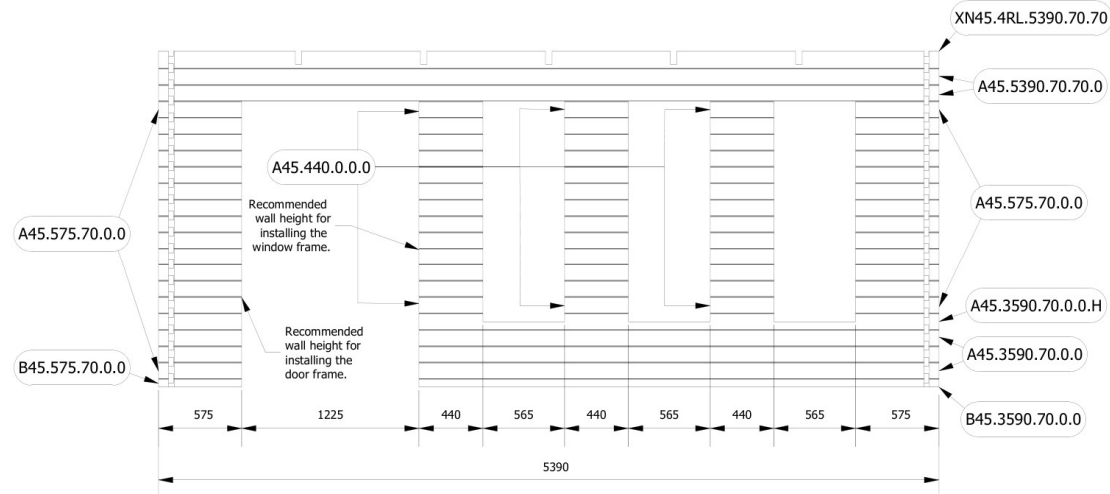
11A. Elevations / Wall Layouts – Embedded Images

Wall Layout

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Front Wall

The layout of your doors and windows can be reversed by installing the relevant logs on the opposite side of the wall.
The ASAT and XN.RL logs cannot be reversed and need to have the top angle sloping towards the rear of the cabin.



ITEM QTY	PART NUMBER	DESCRIPTION
1	XN45.4RL.5390.70.70	Top Wall Log
1	B45.575.70.0.0	Bottom Wall Log
1	B45.3590.70.0.0	Bottom Wall Log
1	A45.3590.70.0.0.H	Wall Log
2	A45.5390.70.70.0	Wall Log
39	A45.440.0.0.0	Wall Log
30	A45.575.70.0.0	Wall Log
3	A45.3590.70.0.0	Wall Log

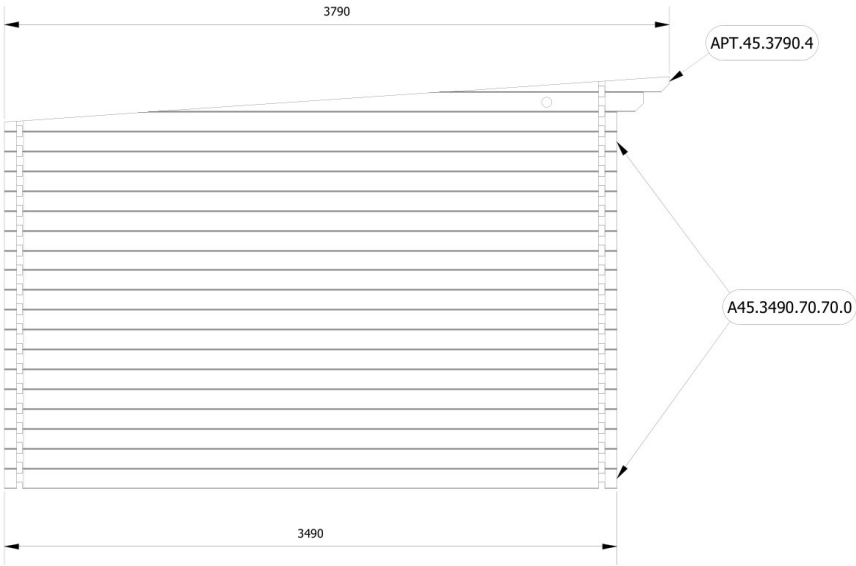
Rear Wall



ITEM QTY	PART NUMBER	DESCRIPTION
1	XN45.4RL.5390.70.70	Top Wall Log
1	B45.5390.70.70.0	Bottom Wall Log
17	A45.5390.70.70.0	Wall Log

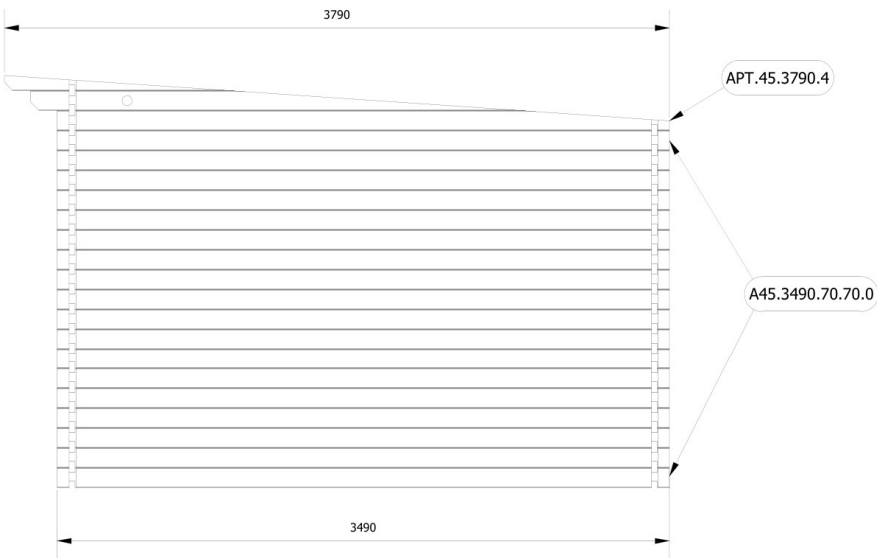
All dimensions are approximate and subject to the limitations of the material used and the methods of manufacture

Side Wall - Left



ITEM QTY	PART NUMBER	DESCRIPTION
18	A45.3490.70.70.0	Wall Log
1	APT.45.3790.4	Apex

Side Wall - Right



ITEM QTY	PART NUMBER	DESCRIPTION
18	A45.3490.70.70.0	Wall Log
1	APT.45.3790.4	Apex

All dimensions are approximate and subject to the limitations of the material used and the methods of manufacture