

PL/2025/09044 - Woodside End Stables, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH
Erection of 1No new dwelling in lieu of existing stables and welfare facilities

I object to the application for approval in principle for a dwelling on this site.

Brockhurst Farm Stables, referred to in the covering letter was originally just a stable yard with a static caravan for someone to stay in when necessary to look after their horses. Planning permission for a new residential building was only given following an application in 2018 by the then owners. Planning reference 18/02724/CLE - Certificate of Lawfulness for Use of an Existing Structure as a Self Contained Residence. Please note this was for Brockhurst Farm Stables, not Brockhurst Farm as stated in the application, associated documentation shows the stables on the plan. This related to the fact that someone had lived in the static caravan on the site for the period required by the planning department. Once approval had been given, there followed applications for more permanent dwellings by both previous and current occupants which I was and am in support of.

This application refers to a recent application PL/2023/04820 for siting of 2 caravans in Greenhill. Permission was granted but the overriding reason for this was Wiltshire Council's lack of designated Traveller sites and this overrode all other planning reasons for refusal. There are many conditions attached to the approval as a result.

Brockhurst Farm Stables is the last property on this single track road. The tarmac ends at this point although this is not clear from Google Maps. The pictures below are highlighted where the actual road/tarmac ends. Access from this point is a track over Lydiard Plain to Hilddrop Farm. There is a gate at the point Lydiard Plain joins Hilddrop Farm and Woodside Stables is accessed via this track and gate. It is truly in open countryside even though it is adjacent to existing properties. It is not visible from the tarmac road as it is round a bend in the track.

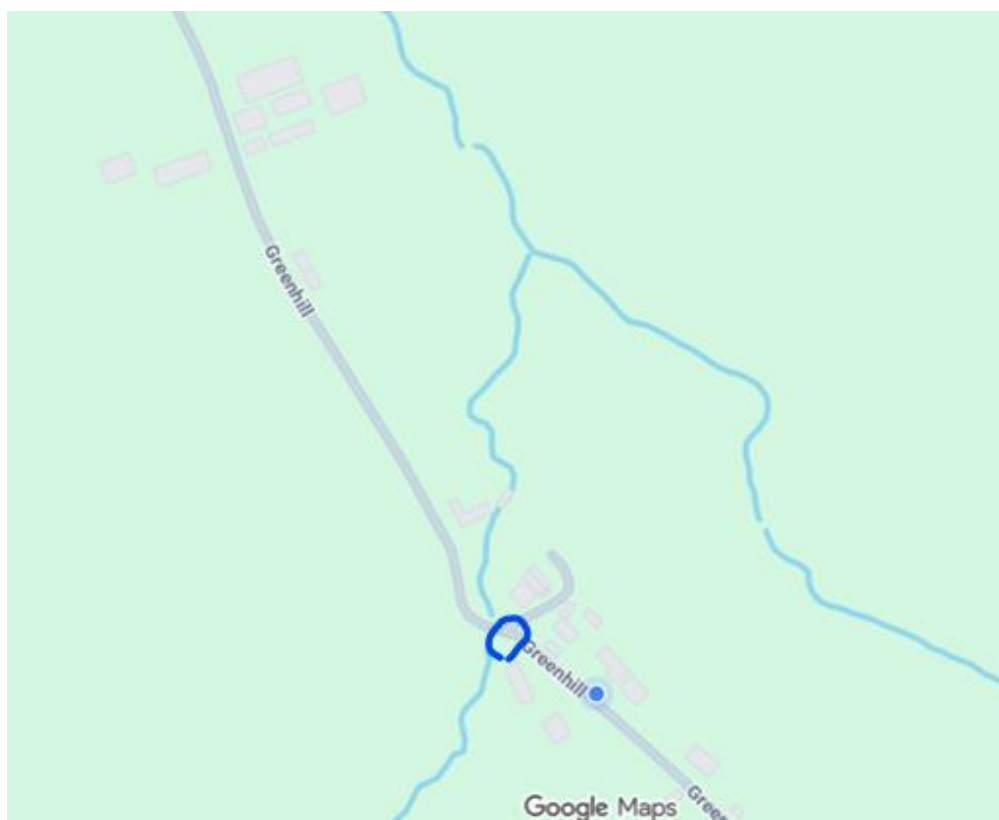
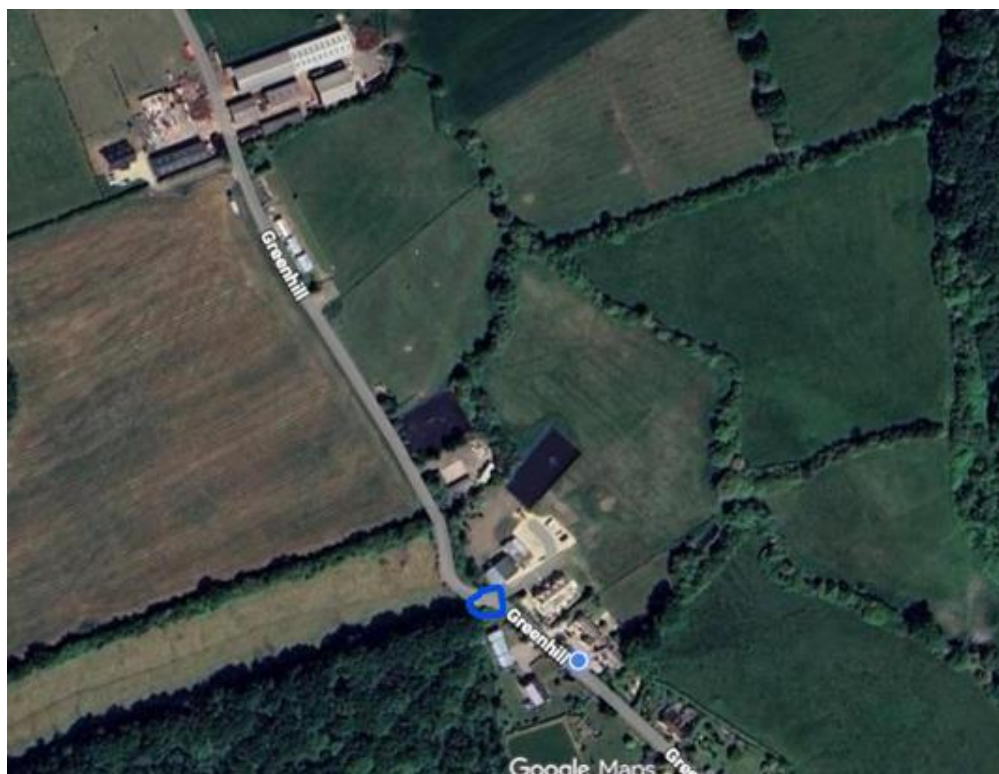
The NPPF states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential building; or
- the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

None of these apply to this application. If permission is granted there is a site next to Hilddrop Farm and the owner of this will also doubtless apply for similar permission.

Surely immediate neighbours should have been notified of this and not have to find out by looking at the planning website.



Entrance to Brockhurst Farm Stables, Greenhill where road ends and Lydiard Plain starts.



View from Lydiard Plain from bend near stone in above picture.
Gated entrance to Hilldrop Farm. The site is on the other side of this gate

