

Russell Brown.
Planning Officer.
Development Services
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire.
BA14 8JN.

Date: 13 March 2026.

Dear Russell Brown,

Woodland View Farm, Silver Street Lane, Brokerswood, Westbury, Wiltshire. BA13 4EY.

Application Number: PL/2026/01008

Proposal: Permission in Principle for the development of a single detached residential dwelling.

I object to the above planning application and will outline my reasons as follows:

Background:

Woodland View Farm is situated in the small hamlet of Brokerswood on the immediate side of Silver Street Lane. It was originally a cottage constructed in the 1800s which has been extended many times.

It has never been a farm and is not currently a farm. Originally it included only a small garden to the west.

The current garden already benefits from two additional dwellings extra to the main dwelling of Woodland View Farm

Firstly, Little Acorn, construction completed in about 2009 and situated to the north of the site, and secondly Black Barn, a barn conversion which was completed in around 2023 and situated to the south of the site.

Proposed Location:

The proposed location for this dwelling is unsuitable for a number of reasons as follows:

It would impact negatively on the environment, in particular by obstructing wildlife corridors, including bats, from and to the semi-ancient woodlands to the immediate north and east of this proposed site.

This proposed dwelling would have a detrimental visual impact to the surrounding landscape. The proposed dwelling would be visible from Silver Street Lane because the only screening present is a lane side hedge.

Furthermore this proposed development would be visible from longer distances particularly to the west

This proposed dwelling would impact on the residential amenity of neighbouring properties due to its close proximity. In particular Honeywell Farm and Hazelcombe to the immediate north, and Holdfast Cottage to the east.

Proposed Access:

Making use of the described existing gateway is unsuitable for a number of reasons as follows:

It would be onto a single file country lane, Silver Street Lane (**Not** Fairwood Road), which provides very restricted accessibility.

There would be poor visibility onto Silver Street Lane, in particular when looking left because the lane dips and s-bends.

It would clash and impinge with the entrances of both Honeywell Farm adjacent and Hazelcombe opposite.

Furthermore every new dwelling results in a significant increase in vehicle movements which would add to the initial construction carbon footprint by continued carbon emissions, and increases noise pollution.

Planning Policy:

The National Planning Policy Framework (NPPF) December 2024 does **not** contain any information in support of this planning application for the following reasons:

Para. 11: Sustainable development is not supported due to the need to protect areas of particular importance and because the adverse impacts outweigh any benefits.

Para. 84: This proposed development does not support any of the circumstances detailed in this paragraph.

Para. 124: Is not applicable to this proposed development. In particular it would have a negative environmental impact

Para. 125: Is not applicable to this proposed development. In particular it would have a negative environmental impact and would not improve any existing infrastructure.

Para. 135: Does not provide any reasons for this proposed development.

Local Planning Policy - The Wiltshire Core Strategy Development Document also does **not** contain any information in support of this planning application for the following reasons:

Core Policy 2 – Delivery Strategy:

This proposed site falls outside the defined limits of development and therefore no development can be permitted.

Furthermore there is no specific need for housing in Brokerswood for either settlement of employment that would support development and in any event the Small Villages development through infill within the existing built area does **not** apply because this is a small hamlet only.

Core Policy 48 – Supporting Rural Life:

Is not applicable to this proposed development because there is no existing infrastructure on the proposed site.

Conclusion:

Woodland View Farm has never been a farm and is not currently a farm.

In the current garden there are already two additional dwellings extra to the main dwelling of Woodland View Farm. Therefore there is certainly **not** a necessity or requirement for a third additional dwelling within the garden as is being proposed.

This proposed dwelling would impact on the residential amenity of neighbouring properties due to its close proximity.

Proposed access would be onto a single file country lane, Silver Street Lane (**Not** Fairwood Road), which provides poor visibility, very restricted accessibility and impinges with neighbouring entrances.

This proposed development is most certainly **not** supported by the National Planning Policy Framework (NPPF) or Local Planning Policy Sustainable development is not supported due to the need to protect areas of particular importance (in this case wildlife corridors, including bats, from and to the semi-ancient woodlands) and because the adverse impacts outweigh any benefits.

This proposed site falls outside the defined limits of development and therefore no development can be permitted.

Furthermore Brokerswood is a small hamlet only and therefore the Small Villages development through infill within the existing built area does **not** apply.

This proposed development would have a negative impact on the surrounding landscape, environment, residential amenity and highway safety.

There is no necessity or requirement for this unprecedented proposed development.

Therefore, I trust that this planning application will be refused.

Yours sincerely,

A. M. Wesley.