

DESIGN AND ACCESS STATEMENT

The Stables, Ashes Lane, Kington Langley

CONVERSION OF MIXED EQUESTRIAN / RESIDENTIAL BUILDING TO DWELLING

Background

The application is for the conversion of the existing mixed equestrian / residential building into a single dwelling.

The building was constructed in 2012 under reference 04/02275/FUL; 11/03807/S73A and N/12/03486/S73A as Dentistry Facilities including teaching rooms and a horsewalker. The approved drawings included first floor accommodation comprising Office, Canteen and Storage facilities. The consent included conditions on hours of operation and stocking which is a constraint to the business.

During construction works, the upper floor was repurposed as residential accommodation. Since March 2014, Flat 1 has been continually occupied as an independent residential unit. Since June 2018, Flat 2 has been occupied as an independent residential unit. The buildings have therefore been used as independent residential accommodation for a period of in excess of 4 years. Supporting Tenancy Agreements and Bank Statements can be provided to demonstrate this, if required.

In 2025, planning consent was granted under PL/2025/05337 for the change of use of stables to 2 no. dwellings with the intention that this would enable funding for extant projects and improve the equestrian facilities for the benefit of the underlying rural enterprise.

Subsequently, given the ongoing growth of the business and evaluation of building costs, the Applicant has undertaken a further review of the business. Fundamentally, given the existing significant constraints of land owned at the premises and requirement to invest in additional infrastructure, the Applicant has taken a business decision to seek to relocate the whole business to larger, existing premises with a greater land holding. This will improve animal welfare, ensuring supervision of all stock at all times, reduce travelling times and be more cost effective. It will also reduce grazing pressure, ensuring better land management and a greater number of horses to be kept within the business furthering rural employment opportunities.

The business activity at the site is therefore proposed to significantly reduce and the building will therefore be surplus to requirements on site. The property will be sold to facilitate the purchase of a new premises.

Proposal

The proposal is to convert the existing mixed use Equestrian and Residential building to provide 1 no. dwelling.

The proposal will remove the business usage from the site and reduce the scale and bulk of the existing buildings.

Design

The proposal is to convert the existing Equestrian Dentistry building including 2 flats and to replace the attached Fodder Barn to provide a single detached dwelling with annexe.

Externally, the main host building will remain largely unaltered except for changes to the ground floor fenestration. To the rear, the replacement extension will be of a similar style to the fodder barn albeit contemporarily finished to blend with the host building with stone and tin clad elevations and glazed openings. The rear building remains clearly subservient to the host and the bulk of the building is substantially reduced.

Externally, the building curtilage is subdivided to provide private parking and amenity space. Importantly substantial areas of concrete are to be removed and laid to lawn, improving the setting of the buildings and permeability to benefit wider site drainage.

The general reduction in the bulk of the buildings, removal of equestrian paraphernalia and landscaping is considered to be a positive enhancement to the rural and edge of village setting.

Sustainability

The site is on the edge of the village of Kington Langley within 600m of the centre – church, village hall, recreation ground. The village is well serviced by footpaths, with Chippenham north (Cepen Park) approximately 1 ¼ miles.

The proposal repurposes an existing building through conversion to a residential use. Drainage will be to soakaways and mains foul.

Access

The proposal is easily accessed from the internal driveway leading directly off the public highway. All vehicles will be able to access and egress the site in a forward gear and sufficient parking is proposed. The property will be within walking distance of Kington Langley and public transport provision to Chippenham (Hit and Miss bus stop 400m)

The proposal will be a substitution for the existing commercial use and 2 residential units on the site and replace with a low intensity single dwelling residential use. The reduction in traffic generated be of benefit to both the adjacent highway network or on the wider highway network.

A safe and suitable access to the site can be achieved for all modes of travel.

Therefore, is no detrimental impact on highway safety when compared to the existing authorised use.

Environmental Health

The building has a recent history of being within a clean equestrian use and therefore it is not considered that any environmental health issues arise from the proposed use as a residential dwelling.

Ecology

A preliminary ecological survey accompanies this application which concludes that there is no evidence of bats, or their presence and the buildings hold negligible roosting potential, and no further survey is recommended.



Flood Risk

The site is not within a flood risk zone.

Structural Statement

A structural statement accompanies the application confirming that the building is in good structural condition and is capable of conversion.

Policy

Whilst the site is on the village edge it is currently outside of any defined settlement and therefore in the open countryside, Core Policy 48 of the Wiltshire Core Strategy has relevance.

This states that conversion and re-use of rural buildings will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*

Additionally,

Where there is clear evidence that employment, tourism, cultural and community uses are not practical propositions, residential development may be appropriate where it meets the above criteria.

In this case,

- the close proximity to the residential settlement
- the adjoining residential building
- the recent consent for 2 additional dwellings under reference PL/2025/05337
- new business areas at Junction 17 and existing employment provision in Chippenham (1½ miles)
- existing community facilities within Kington Langley (village hall, primary school, church, recreation ground, playground)
- existing tourism provision within numerous AirBnB and at Kin House, Stanton Manor, Bowood and Chippenham.

direct residential use to be appropriate.

The proposal is therefore considered to be compliant with the policy.

However notwithstanding this, it is further accepted that the Local Authority cannot currently demonstrate a 5 yr housing land supply and therefore the plan is out of date. Consequently applications for new residential dwellings must be considered under Paragraph 11d of the NPPF. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. The re-use of existing buildings and close proximity to Hallen are therefore additional relevant factors.

Conclusion

The proposal for the conversion of the building provides a high quality proposal that will retain traditional rural buildings in a beneficial and required residential use and enable progression of the underlying rural equestrian business.



Additionally, there are no significant detriments to highway, ecological or landscape designations that would weigh against the proposal.

March 2026

