

Appeal 6006035

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Woodside End Stables, Greenhill, Royal Wootton Bassett, SN4 8EH
Agent contact details	Simon Chambers [REDACTED] [REDACTED]
Local planning authority	Wiltshire
Application number	PL/2025/09044

Interested party 1

Comments

As stated in my submission against the application for a house to be built at Woodside End Stables, there is a major flaw, in that the stables can only be accessed across two private tracts of land - one a Council owned unmade track across Lydiard Plain, and the other along/across a privately owned farm track. The public tarmac highway stops before the Council track. Attention was drawn in the original application to a nearby stables conversion, but the former owners of this particular site had all the necessary legal permissions obtained over the years for a house to be built on the site, and had been granted permission to stay some nights on the site for 10 years prior to applying for a Certificate of Lawfulness. I am not aware that the McCormacks have such a certificate, or that they have applied for or been granted legal permission to stay at the stables for a certain number of nights. Have regulations changed? Should this Appeal be successful, careful consideration should be given to the fact that the McCormacks may not be able to access the site/property unless the farmer is willing to legally grant access, which I understand was not the case with the original application PL/2025/09044.

Thank you. [REDACTED]

Supporting documents	No documents
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Interested party 2

Comments

The application was refused 22/01/2026 for the following reasons:

Refusal Reason 1

The site is located outside recognised Limits of Development where the development of new housing is strictly controlled and would be contrary to the Spatial Vision for the sustainable development of

Wiltshire as set out in Core Policy 1, Core Policy 2 and Core Policy 19 of the Wiltshire Core Strategy and Paragraphs 2, 7, 8, 9, 15, 48 and 83 of the NPPF (2024). The significant adverse impacts associated with the breach in planning policy would significantly and demonstrably outweigh the limited benefits that would arise.

Refusal Reason 2

Due to the distance to local services, facilities and amenities, occupants of a dwelling on the plot would likely be heavily reliant on the use of private motor transport for the majority of day to day activities, contrary to the principles of sustainable development and the aims of reducing the need to travel, contrary to Wiltshire Core Strategy Core Policy 60 and Core Policy 61 and paragraphs 109 and 110 of the NPPF (2024).

Lydiard Millicent Parish Council (LMPC) confirms that it agrees with the reasons for refusal and support the Wiltshire Council Planning Officer's decision. LMPC also has the following comments in relation to the appeal statement:

Paragraph 2.6 of the appeal statement says "The appeal site is not an isolated or remote countryside location, it is well located and forms part of the existing built-up area of the hamlet of Greenhill and comprises 'previously developed land'. It is acknowledged that Greenhill is not defined as a recognised settlement for growth, but the LPC.6238 Appeal Statement 7 Land at Woodside End Stables March 2026 planning history of adjoining properties highlights that new residential development has been successfully accommodated without undermining the spatial strategy of the Local Plan ".

The site is not part of the existing built-up area of Greenhill. The Wiltshire Council maintained road Greenhill ends at Brockhurst Farm Stables. To access the site, it is necessary to travel over an unmade track which goes to Hilldrop Farm across Lydiard Plain and then through a farm gate onto a private track.

Although it is not a consideration for the granting of planning permission there is no evidence that the applicant has a right of access over Lydiard Plain. LMPC is responsible for Lydiard Plain and whilst we are happy to allow access for agricultural/equestrian facilities, it would be necessary for a formal agreement to be in place for any other access.

Paragraph 2.7 – "The original Planning Statement draws attention to the new dwelling constructed at the property historically known as Brockhurst Farm Stables. It was granted planning permission in lieu of the earlier planning permission granted for the conversion of the former stable buildings, in line with an exception policy of the Local Plan; Core Policy 58 'Supporting Rural Life'. The appeal site does not benefit from an existing fallback position, however the fact that existing stable building is capable of conversion and benefits from the support of Core Policy 48 which permits the conversion of rural buildings to alternative uses, including residential, is a key material planning consideration which weights in favour of the appeal proposal. The appeal site 'has reasonable access to local services' in line with the policy criterion of Core Policy 48, as confirmed by the Council as part of the supporting case for Brockhurst Farm Stables next door."

Permission was only granted at Brockhurst Farm Stables following a certificate of lawfulness (18/02724/CLE) where the neighbours had lived in a caravan on the site supporting their horses for more than 10 years. This is not the case for this application.

Paragraph 2.17 - It is only a short (13minute) walk along Greenhill Lane to reach the Greatfield Crossroads Bus Stop.

This statement is based on the use of the postcode for the site and is incorrect. The writer appears to be unaware that all of the properties on Greenhill have the same postcode, and the measurement shown in the document is taken from the midpoint of the postcode area (number 13 Greenhill) which is about half way between the site location and the crossroads. The distance up Greenhill from the site location to the crossroads is approximately 1.74km, includes a relatively steep incline and typically takes about 25 - 30 minutes depending on your level of fitness. [REDACTED]

Supporting documents

[PL-2025-09044 Appeal \(Woodside End Stables\) final.docx \(/published-document/54589912-e252-4520-8f46-bb3cd223738e\)](#)

Lydiard Millicent Parish Council's Response to the Appeal for PL/2025/09044 – Woodside End Stables, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH

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Refusal Reason 2

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