

# **PLANNING, DESIGN & ACCESS STATEMENT**

**IN RELATION TO A  
CHANGE OF USE OF LAND TO A MIXED USE OF AGRICULTURE AND  
EQUESTRIAN**

**FORMING PART OF:  
BROAD OAK CORNER,  
GREENWAY,  
TOCKENHAM,  
WILTSHIRE,  
SN4 7PW**

**APPLICANT: MR RUSSELL SMITH**

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## 1.0 INTRODUCTION

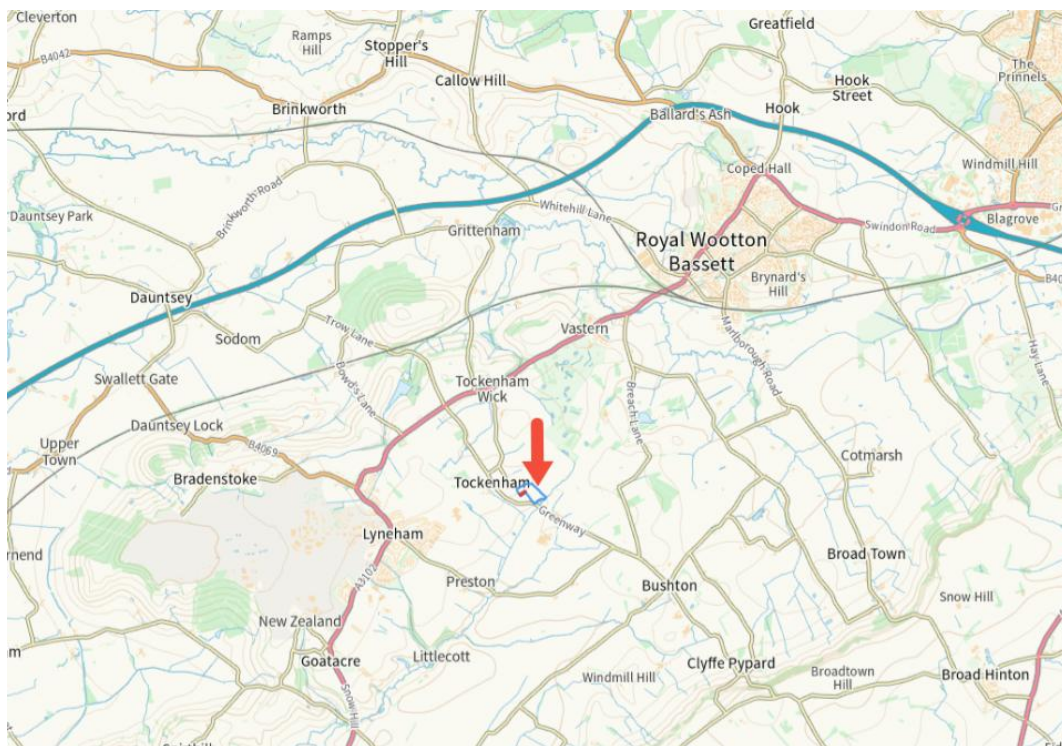
WebbPaton have been instructed to prepare a planning application for the change of use of land to a mixed use of agriculture and equestrian on behalf of the applicant Mr Russell Smith of Broad Oak Corner.

This document should be read in conjunction with the following:

- Application Form
- Location Plan
- Site Plan

## 2.0 BACKGROUND

Broad Oak Corner is situated within the rural area of Greenway, near the village of Tockenham in Wiltshire. The rural area of Greenway is located approximately 1.2 miles east of Lyneham and 3 miles south-west of Royal Wootton Bassett and can be seen identified on the map below with a red arrow.



The applicant has farmland at Broad Oak Corner alongside undertaking agricultural and forestry work for local farming businesses. The applicant has horses for personal recreational use. The applicant needs to move their horses to Broad Oak Corner following a change in circumstances at the currently rented site caused by disruption in the current arrangement as a large watermain is being installed across the rented site this summer. As a result, the applicant is required to relocate their horses within a short timeframe and therefore needs a suitable alternative location as soon as possible. In addition, the

proposal would ensure the applicant could then keep their horses on land within their ownership rather than paying a rent.

There is one other planning application associated with the property as detailed below:

| Reference     | Date | Description                                                                                                    | Decision                    |
|---------------|------|----------------------------------------------------------------------------------------------------------------|-----------------------------|
| PL/2025/09733 | 2025 | Erection of agricultural building and associated engineering operations for private way, hardstanding and bund | Prior Approval Not Required |

### 3.0 PROPOSAL

The proposal is for the change of use of solely agricultural land to a mixed use of agriculture and equestrian.

The primary use of the land will remain consistent with its rural and agricultural character, grazing will continue by both horses and sheep. This mixed grazing approach maintains agricultural activity while introducing a low-intensity equestrian use which is appropriate for the setting. Part of this proposal will include a portable stable block and field shelter, please see image below. This will be moved regularly depending on the location – it is **not a permanent fixture**; these structures are specifically designed to be non-permanent and will not be fixed to the ground via traditional foundations. It is a 24ft x 12ft mobile stable/field shelter on skids which will have moveable rubber mats internally – ensuring there is no requirement for a hardstanding base such as hardcore or concrete. This minimises ground disturbance and allows the land to be easily restored to its original condition when moved on rotation regularly. Having rotational positioning helps prevent excessive wear in any one area, protects the grassland and supports sustainable land management practices. With no permanent foundations, this further reinforces the temporary and reversible nature of this element of the proposal. With regards to horse manure collection, the applicant will be collecting the manure in a pile in a corner away from the ditch, which will then be composted and used on their own market garden.



The applicant currently rents land elsewhere to keep their horses; however as outlined above the applicants need to move their horses to Broad Oak Corner. There has been a change in circumstances with the current arrangement which will be disrupted due to the installation of a large watermain across the site this summer, which is entirely outside of the applicant's control. As a result, the applicant is required to relocate their horses and therefore the applicant requires a suitable alternative location as soon as possible. In addition, the proposal would ensure the applicant could then keep their horses on land within their ownership rather than paying a rent.

The proposal will provide a necessary and immediate solution while remaining proportionate and appropriate to the remainder of the site. The proposal is modest and in keeping with the surrounding rural environment, there will be no significant visual impact, and the mobile field shelter will remain ancillary to the use of the land for grazing. The proposal is therefore considered appropriate for a rural location and compliant with planning policies that support diversification of land use where it remains sensitive to the countryside setting.

## **4.0 POLICY**

### **4.1 National Policy**

The National Planning Policy Framework (NPPF) was updated in December 2024. Paragraph 88 specifically refers to “supporting a prosperous rural economy” and advises that policies should support the sustainable growth and expansion of all types of business and enterprises in rural areas and promote the development, diversification of agricultural and land based rural businesses.

Paragraph 11 of the NPPF sets out the ‘presumption in favour of sustainable development’ is the key theme running through the document.

Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road would be severe. It is considered that the proposal will not have an impact on the highway and traffic movements. There will be a limited increase to those that already exist other than the applicant tending to their horses or above that of the historical agricultural use as the proposal will be utilised by the existing occupants at the property. It will also significantly reduce travel for the applicant as their current rented site is some distance away.

## 4.2 Local Policy

The Wiltshire Core Strategy was adopted in January 2015. Whilst the policy is silent when it comes to equestrian development specifically, the following relevant policies have been considered:

- CP51: Landscape
- CP48: Supporting Rural Life
- CP57: Ensuring high quality Design and Space Shaping
- CP61: Transport and New Development

## 4.3 Neighbourhood Plan

Tockenham Neighbourhood Plan 2019-2026 (Referendum Version) confirms that ‘Tockenham is a very rural area with agricultural and equestrian linked businesses’, therefore highlighting that equestrian use is well-suited to the immediate local area.

### Policy 2 – Farm and Equestrian Diversification

The proposal is fully supported by this policy. The proposed change of use of the land will not have an impact on the highway network as the owners of Broad Oak Corner will be the sole users coming to the site which brings limited addition in traffic movements to existing. The proposal is for the change of use of the land and therefore there is no impact on the character or the appearance of the area.

## 5.0 USE

The land will be used for equestrian and agriculture.

## 6.0 AMOUNT

The total field parcel extends to approximately 12.91 acres, with the proposed change of use accounting for 0.5 acres.

## 7.0 LAYOUT

The temporary stable/field shelter will be located within the proposed change of use area and moved regularly.

## **8.0 LANDSCAPING**

The proposal is not considered to have a detrimental impact on the tranquillity of the area and therefore is considered to adhere to policy 51. Equestrian development is generally accepted in the countryside and within Wiltshire.

There are minimal changes in landscaping under this application other than the use of the temporary stable/field shelter which will be moved regularly. It is considered that no further landscaping is required.

## **9.0 APPEARANCE**

The applicant will be erecting moveable tape fencing to contain the horses and/or sheep when grazing but the changes to appearance are minimal. There are no further proposed changes to the appearance of the land.

## **10.0 ACCESS**

The site is accessed from the main entrance to the land. There will be limited increase in vehicle movements to and from the site to tend to horses above that of the historical agricultural use, as the proposal will be utilised by the existing occupants at the property.

## **11.0 BIODIVERSITY NET GAIN**

The proposal involves the change of use of an existing agricultural field to mixed agricultural and equestrian and therefore there will be no loss of habitats. The site is considered to be exempt.

## **12.0 RIGHT OF WAY**

No public rights of way shall be affected by the proposal. The public footpath “TOCK7” runs through the north-west boundary of the field parcel, which is some distance from the proposal, so shall not be adversely affected by this application.

## **13.0 CONCLUSION**

The application is for the change of use of a small part of an existing agricultural field to a mixed use of agriculture and equestrian which will allow the applicant to relocate their horses within a short time frame due to the change in circumstances of the current arrangement which will be disrupted due to the installation of a large watermain across the site this summer, which is entirely outside of the applicant’s control.