



MASTER

LAND & PLANNING

Planning Services
Wiltshire Council

26 August 2026

Planning Portal reference: PP-15153516
Our reference: MLP25082

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Dear Sir / Madam,

CHURCH FARMHOUSE, BROAD TOWN, WILTSHIRE, SN4 7RE

Master Land and Planning are instructed by Emily Chomicz ('the applicant') to submit a Full Application to Wiltshire Council for the '*Erection of Four Stables with Store and Storage Building associated with the Existing Recreational Equestrian Use of the Land*' ('the proposal') at the above address. This statement provides an assessment of the proposal with regard to the Development Plan and other material considerations.

Site Description

The Site is located in the village of Broad Town to the north of the built up area. The site lies along Broad Town Road which forms part of the highway network which runs between Royal Wootton Bassett and Broad Hinton. Broad Town lies approximately 4km southeast of Royal Wootton Bassett, 5km southwest of Swindon, and 10km northeast of Calne.

The Site comprises 0.18ha of equestrian land which forms part of the wider land associated with the farmhouse, covering approximately 4.7ha. The Site contains a row of 4no. mobile stables on skids which are used to accommodate the Applicants horses, Caesar, AJ, Dusky and Roxy within the field and can be moved to other locations to adapt to seasonal weather changes. The wider field remains open and is bounded by post and wire fencing to contain the horses in the land when outside the stables. The southeast corner of the wider field, adjacent to the stables, hosts a small riding arena (approved under Ref: N/08/00407/COU).

There are also two permanent stables located adjacent to the farmhouse, however these are not currently used regularly to house the horses as they need to be accommodated together to support their welfare and social needs. The Applicant therefore continues to accommodate the horses within the mobile stables in the field.

Access to the Site is taken from the south, via a gravel driveway which runs from the existing farmhouse and around the adjacent field. The Site is largely contained by mature trees and dense hedgerow around the access and also to the northeast. The north and western boundaries of the Site is bound by the existing wider field.

The Site itself is not subject to any designations and/or constraints that would be detrimental to any planning application. The main part of the Site is located approximately 150m northwest of the Grade II Listed Queen Elizabeth Cottage and Barn to the Rear of No. 42, and 150m west of the Grade II Listed Christ Church, and also lies approximately 350m northwest of the North Wessex Downs National Landscape (NL). In addition, Public Rights

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of Way (PRoW) BTOW10 runs in a southeast to northwest direction, located to the west of the Site boundary, and runs through the centre of the wider equestrian field.



View looking northeast at the existing mobile stables.



View looking northwest towards the field wider and arena.



View looking northwest towards the access from track.



View looking southeast towards the access gate and track.

Planning History

The wider equestrian field was subject to an application for the provision of a '20m by 40m Riding Arena, Drainage, and Fence' which was approved under application Ref: N/08/00407/COU in May 2008. A subsequent application for '4no. 3m High Floodlights to Existing Arena' was refused under application Ref: N/08/02070/FUL in November 2008.

The existing farmhouse was also subject to various applications, all of which are over 10 years old and are therefore not relevant for this application. This includes the erection of the stables adjacent to the farmhouse as referred to in the site description above.

Proposed Development

The Applicant is seeking approval from Wiltshire Council for the 'Erection of Four Stables with Store and Storage Building associated with the Existing Recreational Equestrian Use of the Land'. The new stables and store have been designed to meet the private equestrian recreational needs of the Applicant, who regularly participates in dressage. The proposal will enable the Applicant to better accommodate for her horses together through the provision of larger, permanent and more secure stables and additional storage space for equipment and uses associated with the care and maintenance of the horses and the land. The provision of permanent stables within the field will provide the horses with a secure and permanent base, providing safe and reliable shelter at a fixed location.

The existing mobile stables will be retained within the field and wider land as supplementary accommodation. Unlike the proposed permanent stables, the mobile stables can be relocated within the field according to seasonal conditions and the horses'

needs, providing flexibility to offer shelter from sun, wind and adverse weather in different parts of the land. Their retention alongside the proposed permanent stables will therefore complement the proposed accommodation and assist in the ongoing management and welfare of the horses.

The layout of the proposed stables building (known hereon as 'stables') and storage building (known hereon as 'store') are shown on Drawing No: P26-006-02-05-01B 'Proposed Site Plan' and P26-006-02-06-01C 'Proposed Plans'. The location of the new stables in particular will ensure a quieter, safer area for the horses and the equipment and will allow for better accessibility to supplies related to the upkeep of the horses. The Site Plan outlines the footprint of the existing stables.

The existing stables comprise two separate stable buildings, each measuring just over 4.5m wide and 7.2m long. Drawing No. P26-006-02-06-01C 'Proposed Plans', shows that the proposed stables retain the existing width but extend the length to form a single structure measuring just under 23m long. This represents an increase in the overall length of the stable and storage space by approximately 8.5m, equating to an additional 38.25sqm of floor space in order to align with the British Horse Society Guidelines. The proposed stable footprint is set back from the existing stable footprint, however, the proposed 2m canopy extends approximately 0.7m beyond the existing footprint.

The proposal also seeks to erect a separate store which lies just under 9.5m southwest of the proposed stables (wall to wall), and measures 4.2m wide (with a 2m canopy) and just over 10m long. The distance between the store and stables is sufficient to manoeuvre tractors and move bedding appropriately and safely. The height of both structures measure at just over 3.7m.

Both the stables and store will be constructed in a steel frame with blockwork as infill to keep the stables cool. The internal partitions between each stable will also be constructed with blockwork, built no higher than eaves height. The roof will be of a shallow pitch formation, covered with fibre cement sheets and incorporating louvered vents in the gables and a vented ridge for light and airflow. The roof material is proposed to ensure quieter accommodation, particularly during heavy rainfall.

Each stable will incorporate a secure locking steel framed, timber boarded stable door and steel framed louvre windows for added security and ventilation. The store will remain largely open to the front and side elevation for the purposes of loading and unloading goods, similarly with the storage area in the stables building. These open frontages will incorporate a mesh shutter to secure these spaces when not in use. The proposed elevations are shown on Drawing No: P26-006-02-07-01C 'Proposed Stable Building Elevations' and P26-006-02-07-02B 'Proposed Store Building Elevations'.

Externally, the existing access, as well as trees and hedgerow will be retained as part of the proposal. Proposed hard landscaping will comprise a concrete yard between the store and stables, connecting to the access point and riding arena for improved vehicle movements. This will provide a practical and safe surface for the day-to-day management of the horses, including allowing horses to be trotted up for veterinary assessments.

In relation to drainage, no domestic foul drainage is proposed as the development will not include any toilet or sanitary facilities. Horse bedding and manure will be managed through the existing muck heap, which is located away from the nearby watercourse and culvert and is regularly removed from the Site. Any water use associated with tack cleaning or horse washing will be appropriately managed to avoid impacts on the watercourse. Surface water runoff from the proposed building and associated hardstanding will also be appropriately managed to prevent manure or sediment entering the nearby watercourse.

Planning Policies

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that *'in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, any local finance considerations, and any other material consideration, so far as material to the application'*. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, *'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*. For this application, the development plan comprises the Wiltshire Core Strategy (adopted January 2015). The Designation of Broad Town Neighbourhood Area was approved on 14 July 2017, but no neighbourhood plan has been formally made.

Planning Analysis

Principle of Development

The site is located within the countryside where Broad Town is identified as a Small Village within the settlement hierarchy. Nevertheless, the proposal is considered appropriate to its rural location, particularly given that the site is already established for equestrian use and contains existing mobile stables. The proposal seeks to improve the existing use through the replacement and extension of the existing mobile stables and storage with permanent stables which has been designed to respect the established character of the area, having regard to its scale, amount and appearance. The proposal would therefore represent an appropriate form of development within its rural context.

Core Policy (CP) 48 does not specifically refer to the provision of new equestrian buildings and instead relates solely to the re-use of existing rural buildings. In this case, the proposal involves the removal of the existing stables on skids and the erection of replacement permanent stables and storage building and therefore does not constitute a conversion or re-use application where the provisions of CP48 would apply.

Nonetheless, CP48 provides useful context for the consideration of development in the countryside, confirming that rural buildings will be supported where (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, and that (iii) the building can be served by adequate access and infrastructure. As such, the proposal satisfies these considerations.

The proposal will help deliver social, economic, and environmental benefits during and after construction which will contribute towards the achievement of sustainable development, as per NPPF Paragraph 17 (August 2026 update).

Design, Character, and Landscape

CP57 states that a high standard of design is required in all new developments by drawing on the local context and being complimentary to the locality. CP51 confirms that development should protect, conserve, and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated through sensitive design and landscape measures.

The site lies approximately 350m northwest of the North Wessex Downs NL and is therefore located outside the designated area. Nevertheless, the proximity means that the character and visual quality of the surrounding countryside are important considerations in assessing the proposal. The proposed use of steel framing with infill blockwork as the principal materials is appropriate to the rural and equestrian character of the site and reflects materials commonly associated with these type of buildings. The proposed materials and high standard of design reflect the surrounding buildings and ensures that the

PRoW BTOW10 runs in a southeast to northwest direction, to the west of the Site boundary, before continuing through the centre of the wider field (shown below). The proposal would not result in any unacceptable impact upon the PRoW or views experienced along its route, given the separation distance between the proposal and PRoW, together with the tree line which provides effective screening of the Site when travelling in the northerly direction. Where more distant views of the proposal may be experienced when travelling in the southerly direction through the wider field, these would be limited and wouldn't result in any significant adverse effect on the character or appearance of the landscape.

Ecology

A Preliminary Ecological Appraisal (PEA) has been prepared by Luscinia Ecology to assess the potential ecological impacts, inform the design, and identify appropriate mitigation, compensation, and enhancement measures. The PEA concludes that there is an overall low ecological importance of the Site based on the survey results and the Sites context. For enhancement purposes, bat boxes will be provided on two retained trees within the Site.

Heritage

Highways

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the main gated entrance into the Site is approximately 170m along the gravelled access track and is therefore set back from the main highway. The access point benefits from good visibility in both directions due to the limited curvature of the road, together with the well-maintained grass verge and footpath. The proposal will not result in an intensification of vehicular use of the Site and, therefore, the existing access to the highway will remain safe and suitable, with sufficient turning and parking provision within the Site.

Conclusion

This letter outlines why the *'Erection of Four Stables with Store and Storage Building associated with the Existing Recreational Equestrian Use of the Land'* at Church Farmhouse should be approved without delay as the scheme accords with the Development Plan and other material considerations, and provides social, economic, and environmental benefits.

I trust that you have sufficient information to validate our client's planning application. The Applicant looks forward to receiving an approval from Wiltshire Council at the earliest opportunity.

Please do not hesitate to contact me should you require further information.

Yours faithfully,

Henrietta Cole

**Henrietta Cole BA(Hons) MSc
Planner**