

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03733
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land Southwest of The Orchard, Wood Street Clyffe Pypard, SN4 7PZ
DEVELOPMENT DESCRIPTION:	Erection of a timber stable incorporating one corner box, one loose box, a secure store and a covered external area for day-to-day equestrian use, with associated hardstanding, manure clamp and soft landscaping.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey detached dwelling known as *The Orchard*, positioned centrally within a large residential plot on Wood Street, Clyffe Pypard. The development site is located outside the settlement boundary. The property is situated within a loose cluster of dwellings, with neighbouring properties located to either side. This element of Wood Street is characterised by detached dwellings set within spacious plots, with substantial separation distances between buildings, creating an open and semi-rural character.

The wider site includes the dwelling, domestic garden, existing equestrian facilities including an L-shaped stable block, gravelled standing, menage, and grazing land covering 1.65 acres. The western boundary of the site adjoins open agricultural fields, whilst further agricultural land lies on the eastern side of Wood Street. The dwelling immediately adjoining the site to the north-west, known as 3 Wood Street, is a Grade II Listed Building.

The site is in Flood Zone 1, representing the lowest probability of fluvial flooding. No significant surface water flood risk events have been recorded affecting the development area. Public Right of Way CPYP1 is located to the south-east, running across an adjacent field. The dwelling, garden and parts of the adjoining grazing land are identified as containing Priority Habitat; this does not extend to the development area. The site is not located in a National Landscape, nor any ecological or heritage designations.

PROPOSAL

The proposal seeks planning permission to erect an L-shaped timber stable block to the rear of the existing stables. To be located between the building and the existing menage.

The development comprises one corner stable, one loose box, a secure tack/feed store and a covered external area, together with associated hardstanding and a manure storage area. The building would cover 11.4m in length and x 8.1m in depth. The height to the eaves would measure 2.5m and to the ridge 3.3m. Lighting will be limited to internal.

The main clamp to the north-east of the stables would measure 1.3m in height with a depth of 2.3m and a length of 2.7m. The clamp/stable will be located on a concrete pad covering 190sqm. Access will remain as existing.

PLANNING HISTORY

The site contains an existing stable block which appears to have been in situ for a considerable period. A review of the Council's planning records has not identified any planning permission relating specifically to the erection of this stable block. The existing stable block appears from aerial photography to have been present since at least 2005 and therefore forms part of the established character of the site. Furthermore, the existing riding arena (menage) benefits from planning permission under application reference N/03/02118/FUL, granted on 17 September 2003. The current application therefore relates to expanding an established equestrian use rather than introducing a new use of the land. The details submitted indicate that the existing stable block and associated equestrian activities pre-date the current owner's acquisition of the property.

Proposal / Summary
20/02766/FUL - Full planning permission Decision - Approve with Conditions Date: 9/6/2020 – Extension to create new front entrance. Orangery side extension.
N/03/02118/FUL - Full planning permission Decision - Approve with Conditions Date: 17/9/2003 – OUTDOOR RIDING ARENA (PRIVATE USE)

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 19 Spatial Strategy Royal Wootton Bassett Community Area

- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment

Draft Wiltshire Local Plan Policies

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and carries no weight for decision-making.

Neighbourhood Plan:

None Made

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the proposal constitutes EIA development
- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable impact upon the historic environment or heritage assets (CP58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees

raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection subject to conditions

Wiltshire Council Highways Officer has reviewed the proposal and raises no objection subject to a condition restricting the use of the stable block to the private stabling of horses and the storage of associated equipment and feed.

WC Ecology: Comment

A BNG small sites metric has been submitted and there are no other obvious ecology issues on this application.

Parish/Town Council: No Comments received

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No. 1 public representation was received in support of the application.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and,

where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

The proposal comprises a small-scale timber stable block, associated hardstanding and manure clamp within an established residential and private equestrian holding. Having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the development is not considered EIA development. The proposal does not fall within a category of Schedule 2 development where the relevant thresholds are exceeded, is located outside any sensitive area as defined by the Regulations, and, by reason of its limited scale, nature and location, would not be likely to give rise to significant environmental effects. Accordingly, an Environmental Impact Assessment is not required.

Habitats Regulations Assessment (HRA)

Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) requires the Local Planning Authority, as the competent authority, to consider whether a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. Where likely significant effects cannot be ruled out, an Appropriate Assessment must be undertaken.

The proposal is located within an established equestrian area and is not situated within, adjacent to, or functionally connected to any European site or supporting habitat. Whilst Priority Habitat is recorded elsewhere within the wider site, this habitat would not be affected by the development. Local Planning Authority is satisfied that the proposal would not be likely to have a significant effect on any European site, either alone or in combination with other plans or projects. Consequently, an Appropriate Assessment is not required.

Principle of Development

Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the NPPF for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside,

support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

Assessment

The application site lies outside any defined settlement boundary and is therefore located within the open countryside where development is subject to strict control under Core Policies 1 and 2 of the Wiltshire Core Strategy and Policy S5 of the National Planning Policy Framework (2026). The proposal does not seek permission for a new dwelling, commercial enterprise or other substantial form of development that would undermine the settlement strategy or result in an unjustified form of countryside development.

The site already benefits from an established residential use and long-standing private equestrian use, evidenced by the approved riding arena and the existing stable block which has been present on the land for over 20 years. The proposal therefore represents a modest expansion and improvement of existing equestrian facilities, rather than the introduction of a new use of the land.

The proposed stable block, storage area and associated hardstanding would remain ancillary to the existing residential and private equestrian use of the site. The development would not result in a material change of use and would not facilitate commercial equestrian activities such as a livery yard, riding school or equestrian enterprise.

The proposed development would be positioned adjacent to the existing stable block and riding arena, thereby consolidating established equestrian infrastructure within a defined part of the site. As such, it would form a logical and proportionate addition to an existing lawful use, would not appear isolated within the countryside, and would not constitute sporadic or encroaching development.

Conclusion

Having regard to the above, the proposal represents an appropriate and proportionate form of development in support of an established private equestrian use. As such, it is considered to accord with Core Policies 1 and 2 of the Wiltshire Core Strategy and Policy S5 of the National Planning Policy Framework (2026). Subject to compliance with the detailed policy considerations assessed elsewhere in this report, the principle of development is considered acceptable.

Design and Impact on the Character and Landscape Appearance of the Area

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.

- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Policies DP1 to DP4 of the NPPF promote development that is:

- Well-designed and visually attractive.
- Responsive to local character and context.
- Functional, accessible and sustainable.
- Supportive of healthy and inclusive communities.
- Resilient to climate change and environmental impacts.
- Conducive to the creation of high quality places and a positive built environment..

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposal seeks the erection of an L-shaped small-scale timber stable block within an established residential and equestrian holding, in addition to hardstanding and a manure clamp. The site already contains equestrian infrastructure, including an existing stable block, menage and associated grazing land.

The proposed stable block and associated hardstanding would be located to the rear of the existing stables, positioned between that building and the existing menage. The proposed manure clamp would be located to the side elevation of the existing stable block. The siting of the additional proposed facilities ensures the development is closely related to the existing built form on the site and avoids encroachment into the wider open countryside beyond. The development would be viewed in the context of the existing equestrian facilities and would not appear isolated or visually incongruous.

In terms of design, the proposed stable block has been designed to imitate the existing stable in scale, material, and form, with a simple, functional agricultural-style appearance appropriate to its intended use. The timber cladding and low-profile pitched roof reflect traditional equestrian buildings commonly found in rural areas and are considered sympathetic to the locality's semi-rural character. The building's scale is modest, with a maximum ridge height of approximately 3.3 metres, ensuring it remains subordinate within the wider site context. The proposed hard standing is limited to the stable block, clamp, and ancillary apron. The existing site access and stable yard are concrete and stone.

The development area would be visible only to a very limited extent from the neighbouring residential properties of 3 Wood Street and Lyncroft. From 3 Wood Street, the principal view towards the proposal would comprise a partial side-on glimpse of the proposed manure clamp, which would itself be largely screened by the existing storage tank and bin storage area within the site. Regarding Lyncroft, the proposed stable block would be located approximately 70 metres from the dwelling and viewed across intervening development, including 3 Wood Street and established garden boundary treatments. Any views would be limited to oblique glimpses from upper-floor east-facing windows. Given the separation distances involved, the presence of intervening screening, and the modest scale and simple design of the proposed stable block, the development would be perceived within the context of the existing equestrian facilities on the site. As such, it would not appear visually prominent or incongruous within the landscape, and would be readily understood as infrastructure associated with the established equestrian use of the land.

Public Right of Way CPYP1 runs through a neighbouring field approximately 109 metres to the south-east of the proposed stable block. Because the site lies within an established equestrian holding and the intervening topography is high, users of the public right of way would not have direct or prominent views of the development during normal passage along the route. Views from the public right of way would be distant and experienced in the context of the existing stable block, arena and associated equestrian infrastructure. Consequently, the proposal would not appear as an isolated or intrusive feature within the wider landscape and any visual effects on users of the public right of way would be localised, limited and not materially harmful to the character or appearance of the countryside.

It is determined that the proposal would not result in the loss of important landscape features, mature trees or boundary vegetation. Existing boundary treatments and the surrounding field pattern would be retained, helping to preserve the visual containment of the site. Additional planting proposed as part of the site's biodiversity development would provide a degree of landscape enhancement and help integrate the building into its surroundings over time.

Conclusion

Having regard to the above, it is considered that the development would integrate satisfactorily with the existing buildings on the site, preserve the character and appearance of the surrounding area, and would not result in unacceptable visual harm. The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy, the design objectives of the NPPF,

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment, the main statutory tests are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF heritage policies (HE1-HE10) require local planning authorities to identify and assess the significance of any heritage asset that may be affected by a proposal, including

the contribution made by its setting. Decision-makers should take account of the desirability of sustaining and enhancing the significance of heritage assets, securing their optimum viable use where consistent with their conservation, and ensuring that new development makes a positive contribution to local character and distinctiveness.

When determining applications affecting heritage assets, great weight should be given to their conservation. The more important the asset, the greater the weight that should be afforded to its conservation. Any harm to, or loss of, the significance of a designated heritage asset must be supported by clear and convincing justification.

Where a proposal would result in harm to the significance of a designated heritage asset, that harm must be clearly identified and categorised. The level of harm should then be weighed against the public benefits of the proposal in accordance with the relevant heritage policies of the NPPF.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The nearest designated heritage asset is 3 Wood Street, a Grade II listed building (Listed entry 1022657) dwelling immediately adjoining the application site to the north-west. The asset's significance derives principally from its historic timber-framed construction with brick infill, thatched roof, and rural vernacular character. The proposal has been assessed having regard to the contribution made by its setting to that significance.

The proposed stable block would be located to the south-east of the listed building within an area already characterised by equestrian development, including existing stables, a riding arena, hardstanding and associated infrastructure. The building would be modest in scale, traditional in appearance and viewed in the context of these existing features.

Whilst there may be limited intervisibility between the proposed stable block and the listed building, the separation distance, intervening structures and the functional relationship between the wider site and the surrounding rural landscape would ensure that the proposal remains a subordinate feature within the setting. The development would not obscure important views of the listed building nor erode those elements of its setting which contribute positively to its significance.

In undertaking this assessment, and in accordance with the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, considerable importance and weight has been given to the desirability of preserving the listed building and its setting. Having done so, it is considered that the proposal would preserve the setting of the Grade II listed building and would result in no harm to its significance.

Conclusion

Having regard to the above, it is considered that the proposal would preserve the significance and setting of the Grade II listed building at 3 Wood Street. The development would result in no harm to the significance of the designated heritage asset and therefore complies with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, and Heritage policies of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers, ensuring the overall quality of the living environment created by the development.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

Overlooking / loss of privacy

The proposed development comprises a single-storey stable building associated with the existing equestrian use of the site and contains no habitable accommodation or windows that would facilitate views towards adjoining residential properties. As such, the proposal would not give rise to any overlooking, loss of privacy or perception of being overlooked for neighbouring occupiers. The nearest residential properties, including 3 Wood Street and Lyncroft, are separated from the development by substantial distances, existing buildings, boundary treatments and areas of open land

Loss of light / overshadowing

The proposed stable block would have a modest scale, with a maximum ridge height of approximately 3.3 metres, reflecting that of existing buildings. Given the separation distances between the development and neighbouring residential properties, together with its single-storey form and siting within the wider equestrian area of the site, the proposal would not result

in any material loss of daylight, sunlight or overshadowing to neighbouring dwellings or their private amenity spaces.

Overbearing Impact / Overall sense of enclosure

The stable block would be positioned within an established area of equestrian development containing existing stables, hardstanding and a menage. The building would be modest in scale and agricultural in character and would not be located in close proximity to neighbouring dwellings. As a consequence, the development would be barely visible and would not appear unduly dominant, overbearing, or oppressive when viewed from adjoining residential properties, and would not result in an unacceptable sense of enclosure.

Noise

The proposal relates to the continued private keeping of horses at an established residential and equestrian site. No commercial equestrian activities, riding school use, livery business or other intensified uses are proposed. Whilst the stable block would facilitate the accommodation of horses, equestrian activity already occurs on the site and the proposal represents a modest addition to existing facilities. Given the nature and scale of the development, together with the separation distances to neighbouring dwellings, the proposal is not considered to give rise to unacceptable levels of noise or disturbance. Furthermore, a condition restricting the use of the stable block to private equestrian purposes would ensure that activity levels remain appropriate to the rural location.

Odour and manure storage

The proposal includes a manure storage area associated with the private keeping of horses. The manure clamp would be located within the established equestrian area of the site and would serve a modest number of horses. Given the scale of the proposal, the separation distances to neighbouring dwellings and the intended management arrangements, including regular removal of manure from the site, the development is not considered likely to give rise to unacceptable odour or disturbance to neighbouring occupiers.

Conclusion

Having regard to the above, it is considered that the proposal would not result in unacceptable impacts upon the living conditions of neighbouring occupiers, including in relation to privacy, outlook, noise, odour or general disturbance. The development therefore complies with Core Policy 57 of the Wiltshire Core Strategy and the living environment objectives of the NPPF.

Highways Impacts and Parking

Policy Context

The NPPF transport policies (TR3-8) seek to ensure that development is supported by a safe, sustainable and efficient transport system. Development proposals should provide appropriate access arrangements, promote sustainable modes of travel, support active travel and public transport use, minimise impacts on the transport network, and ensure that any residual impacts on highway safety or network capacity are appropriately mitigated.

Transport implications are a key factor in assessing planning applications, particularly for major development proposals. Proposals should demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, public transport users and those with mobility impairments.

- That any transport impacts have been appropriately assessed and mitigated.
- Promotion of sustainable travel choices, reducing reliance upon private vehicles where possible.
- Adequate vehicle and cycle parking provision in accordance with adopted standards.
- Protection and enhancement of public rights of way, walking, wheeling and cycling connections.
- Integration with existing and planned transport infrastructure.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposal relates to the erection of a small-scale stable block within an established residential and equestrian site served by an existing lawful vehicular access onto Wood Street. No alterations are proposed to the existing access arrangements, and the development would utilise the existing parking and turning areas within the site. The application is associated with the continued private keeping of horses and does not involve the creation of a new independent use.

Wiltshire Council Highways Officer has reviewed the proposal and raises no objection subject to a condition restricting the use of the stable block to the private stabling of horses and the storage of associated equipment and feed. The requested condition would prevent the use of the development for commercial purposes, including livery, equestrian tuition or leisure rides, thereby ensuring that traffic levels associated with the development remain limited and appropriate to the local highway network.

Having regard to the nature of the proposal, there are no concerns in relation to parking provision, vehicle manoeuvring, access arrangements, refuse collection or highway safety.

Conclusion

Having regard to the scale and nature of the proposal, together with the absence of any material change to access or traffic generation, the development would not prejudice highway safety and accords with Core Policies 60, 61 and 64 of the Wiltshire Core Strategy and the transport policies of the NPPF.

Ecology and Biodiversity

Policy Context

Core Policy 50 of the WCS: Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.

Policy N2 of the NPPF seeks to ensure that development contributes positively to the natural environment and supports nature's recovery. Development proposals should conserve and enhance biodiversity, minimise adverse impacts on habitats and species, strengthen ecological networks where appropriate, and identify opportunities for biodiversity enhancement.

Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Biodiversity Net Gain (BNG) is an approach to development seeking to ensure that habitats for wildlife are left in a measurably better state than they were before the development. As of 12 February 2024 (2 April 2024 for smaller sites) BNG is mandatory in England under the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% to ensure development will result in more or better quality natural habitat than there was before development.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

Wiltshire Council Ecology Officer has reviewed the application and advises that a Biodiversity Net Gain (BNG) Small Sites Metric has been submitted and that there are no other obvious ecological issues arising from the proposal.

The development site is not located within or adjacent to any statutory ecological designation; the closest ecological designation is the Priority Habitat Inventory, which covers the residential curtilage and part of the grazing land to the east. The development area is separated from the Priority Habitat Area by open grazing land within the applicant's ownership.

The submitted biodiversity information confirms that the development area comprises modified grassland and existing equestrian hardstanding. The submitted metric identifies a baseline habitat value of 0.1156 units and a post-development value of 0.1431 units, resulting in a net gain of 0.0275 habitat units, equivalent to a biodiversity net gain of approximately 23.8%. This is achieved through the retention of existing habitats and the proposed planting of two native trees within the site. No impacts to hedgerow or watercourse units have been identified. The metric confirms that the mandatory biodiversity net gain requirement would be achieved and that the habitat trading rules have been satisfied.

Having regard to the submitted biodiversity information and the advice of the Council's Ecology Officer, it is not considered that the proposal would result in unacceptable ecological impacts.

Conclusion

Having regard to the details submitted, the development is therefore deemed to comply with Core Policy 50 of the Wiltshire Core Strategy and the biodiversity objectives of the NPPF.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

The NPPF requires flood risk to be taken into account at all stages of the planning process and seeks to direct development away from areas at highest risk of flooding. Policy F7 requires development to be safe from flooding for its lifetime without increasing flood risk elsewhere, whilst Policy F8 requires development to incorporate sustainable drainage systems proportionate to the nature and scale of the proposal.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The application site is located within Flood Zone 1, defined as land with the lowest probability of fluvial flooding. The site is not subject to any significant flood risk constraints and is not identified as being at risk from river flooding. As such, the proposed development is directed to an area of lowest flood risk, and neither the Sequential Test nor a site-specific Flood Risk Assessment is considered necessary in this instance.

The proposal relates to the erection of a small-scale stable block within an established residential and equestrian site. The development would be positioned adjacent to existing equestrian facilities and would not introduce highly vulnerable development into an area at risk of flooding. Furthermore, the proposal is small-scale and, given its location, is not considered likely to increase flood risk within the site or elsewhere.

In terms of surface water drainage, the submitted Design and Access Statement confirms that runoff from the development would be managed through a soakaway system, as shown in the submitted plans. Although no soakaway calculations have been submitted, given the predominantly permeable nature of the surrounding land, together with the site's existing use as grazing and equestrian land, this approach is a proportionate means of managing surface water which can also be secured by condition.

Conclusion

Having regard to the above, the proposal would be located in an area of lowest flood risk and would incorporate an appropriate means of surface water disposal. The development is therefore considered to accord with Core Policy 67 of the Wiltshire Core Strategy and Policies F7 and F8 of the National Planning Policy Framework.

Environmental Considerations (Including Noise, Air Quality, Lighting and Ground Conditions)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

At a national level, NPPF Policy P3 (Living Conditions and Pollution) requires:

- Development to be appropriate for its location,
- Take account of the likely effects of pollution on health, living conditions and the natural environment, including noise, artificial light, air quality and odour.
- Adverse impacts to be avoided or mitigated to an acceptable degree.

Assessment

In assessing the environmental impacts of the proposal, consideration has been given to potential effects arising from noise, air quality, artificial lighting and ground conditions.

The proposal relates to a small-scale stable block associated with an existing residential and equestrian use. No commercial equestrian activities are proposed, and the development would support an established use of the site rather than introduce a new or intensive activity. Given the scale and nature of the development, the proposal is not considered likely to generate significant additional noise that would adversely affect the amenities of neighbouring occupiers. The use of the stables would be ancillary to the existing residential and equestrian activities already taking place on the site.

With regard to lighting, the submitted Design and Access Statement confirms that no external floodlighting is proposed. Lighting would be limited to modest bulkhead fittings located beneath the roof canopy of the stable block. Given the limited nature of the lighting proposed and the absence of floodlighting, the development is unlikely to result in unacceptable light pollution that would harm the rural character of the area, local wildlife, or residences. In the interests of protecting the dark rural environment and biodiversity, it is considered reasonable to impose a planning condition restricting the installation of any additional external lighting unless otherwise agreed in writing by the Local Planning Authority

The proposal includes a manure storage area associated with the keeping of horses. The scale of the arrangement is modest and proportionate to the level of equestrian activity proposed. The accompanying Design and Access Statement confirms that manure would be managed in accordance with normal equestrian practices and removed regularly by an appropriate contractor, with no burning of manure or waste proposed. Subject to appropriate

management, the proposal is not considered likely to give rise to unacceptable impacts in relation to odour or environmental health.

Conclusion

Having regard to the scale and nature of the proposal, it is considered that the development would not result in unacceptable impacts in respect of noise, odour, lighting, air quality or general environmental conditions. The proposal therefore complies with Core Policies 55 and 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework.

Other Issues

The applicant indicates that the facilities are intended primarily for the keeping of two horses associated with the dwelling. Whilst the available grazing land is below some commonly cited equestrian stocking-rate guidance for two large horses, the proposal includes stable accommodation, feed storage and associated facilities in addition to the existing mews, which has an all-weather surface. Horse welfare requirements are regulated separately under animal welfare legislation, and there is no evidence before the Local Planning Authority that the proposed facilities would be incapable of supporting the intended private use.

Planning Balance and conclusion

The proposed development is considered acceptable in planning terms. The proposal represents a modest expansion of an established private equestrian use and would provide improved facilities for the keeping and welfare of horses associated with the dwelling. The development would remain contained within an existing equestrian area and, subject to implementation of the submitted biodiversity measures, would deliver biodiversity enhancements resulting in a measurable biodiversity net gain. No unacceptable impacts have been identified in respect of landscape character, heritage assets, residential amenity, highway safety, ecology, drainage or environmental quality.

Having regard to the development plan as a whole and all other material considerations, the proposal is considered to constitute a sustainable and appropriate form of development that accords with Core Policies 1, 2, 50, 51, 57 and 58 of the Wiltshire Core Strategy, together with the relevant provisions of the National Planning Policy Framework. Planning permission should therefore be granted, subject to the conditions

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the six tests set out in paragraph 56 of the National Planning Policy Framework and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan Ref P1 Rev 1 received 12 June 2026

Proposed Layout Plan Ref P4 Rev 1 received 25 June 2026

Block Plan Ref P2 Rev 2 received 12 June 2026

Elevations Ref P3 Rev 1 received 12 June 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No new external lighting shall be installed on the stable block here by approved until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details, and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be timber cladding and roofing materials matching the details shown on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

5. The stable block hereby approved shall be used solely for the private stabling and welfare of horses and for the storage of associated feed and equipment and shall not be used for any commercial equestrian, livery, riding school or business purpose.

REASON: In the interests of highway safety, residential amenity and the character of the countryside.

6. Prior to the first use of the stable block hereby permitted, the surface water drainage arrangements, including the soakaway system shown on the approved plans, shall be completed and made operational. The drainage system shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure satisfactory disposal of surface water and to prevent increased flood risk in accordance with Core Policy 67 of the Wiltshire Core Strategy.

INFORMATIVE

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.