

APPLICATION FOR FULL-PLANNING PERMISSION (MINOR DEVELOPMENT) CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01000
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Court House, Aldbourne, Marlborough, SN8 2EJ
DEVELOPMENT DESCRIPTION:	Replacement of the existing field shelter/former stable and formation of an internal access track within the field using the existing field access
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

The application site is adjacent to The Court House and is located to the north of its principal domestic garden areas. The site sits just outside the Aldbourne Conservation Area and there are several listed buildings nearby, namely The Court House (Grade II), The Carriage House and Stables (Grade II), and Church of St Michael. The site is washed over by the North Wessex Downs National Landscape, Bridleway (ALDB29) lies to the east of the site and the existing access to the fields is via this track.

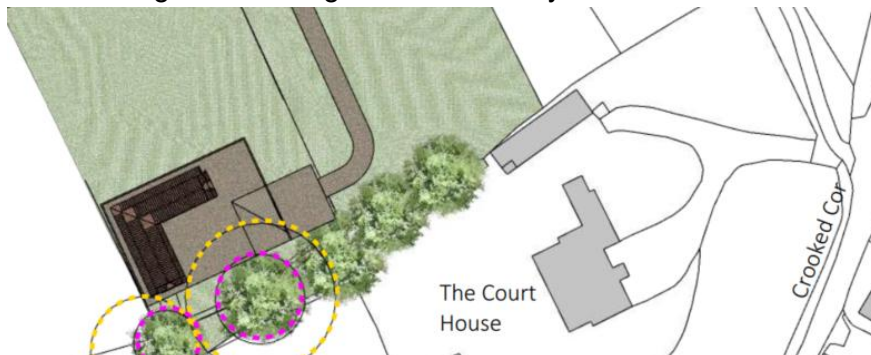
The existing field shelter/former stable is currently in mixed use including storage for hay, straw and animal feeds and provisions and light machinery storage. The area immediately outside provides a working area for vehicles to be kept and maintained, log processing, garden composting, drying timber, manure processing and servicing machinery.

Immediately to the south of the proposal lies a belt of trees separating the gardens of the property with the application site and fields to the north.

2 PROPOSAL

Permission is sought for the replacement of the existing field shelter/former stable and associated works and formation of an internal access track within the field using the existing field access.

Revised plans and a Arboricultural Report were provided during the lifespan of the application reorientating and re-siting the shelter away from the RPA of the trees to the south.



3 PLANNING HISTORY

Proposal / Summary
PL/2021/04008 - Householder planning permission Decision - Approve with Conditions Date: 21/9/2021 – Erection of single storey structure to northwest elevation, new rooflight and render of modern extension
PL/2021/05497 - Listed building consent Decision - Approve with Conditions Date: 21/9/2021 – Reinstatement of single storey structure to northwest elevation; Reinstatement of former ground floor plan to form WC and Cloakroom; Reinstatement of habitable room at second floor level to form bathroom, including the provision of a new rooflight; Reinst
PL/2022/04320 - Householder planning permission Decision - Approve with Conditions Date: 15/7/2022 – Proposed outdoor swimming pool and pool pavilion.
PL/2022/06087 - Approval of details reserved by a condition Decision - Approve Date: 23/9/2022 – Discharge of conditions 3a, 4 and 5 of PL/2022/04320
PL/2023/07627 - Householder planning permission Decision - Approve with Conditions Date: 24/11/2023 – Proposed Air Source Heat Pump Servicing Previously Approved Swimming Pool

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

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

4.1.3 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 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;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

4.1.4 Draft Wiltshire Local Plan

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 currently carries no weight for decision making.

4.1.5 Neighbourhood Plan:

Aldbourn Neighbourhood Plan

Policy 8: High Quality Design

Policy 9: Design in the Conservation Area

Policy 10: Overall Heritage

Policy 15: Landscape

Policy 17: Biodiversity

Policy 20: Footpaths, Bridleways and Cycleways

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

5 ISSUES

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

- 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 preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)

- Whether the proposal would have a negative effect upon the public Right of Way highway safety, including if there is sufficient parking for the proposed development (CP57, 61 and 64)
- 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)

6 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 Arboricultural Officer: No objection subject to conditions following receipt of revised plans and Arboricultural Report

WC Rights of Way: No objection subject to conditions

WC Ecology: No objection subject to conditions

WC Drainage: Further information requested in respect of soil percolation rates, overland exceedance routes, drainage strategy and areas of hardstanding.

Aldbourn Parish Council: No objection however suggest positioning is reconsidered to avoid impact on Church grounds.

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.

7 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.

Each material planning issue raised is addressed within the assessment below.

7.1.1 Letters of Objection/ Mixed

A total of 12 households objected to the proposal, submitting 14 written representations.

7.1.2 Letters of Support

Total letters of support received:0

- Object to use of PRow as vehicular access
- Intensification of use of Bridleway
- Potential for additional vehicles accessing other properties along bridleway
- Damage to Bridleway in construction period and existing damage from previous development causing loss of drainage channels and unattractive surfacing
- Visual and noise intrusion to users of Church grounds
- Use of bridleway to access site will be contrary to CP61 of the WCS User Hierarchy
- Increased likelihood of use of Bridleway by delivery vehicles
- Proximity of development to Beech Tree
- Use of Bridleway to provide access and parking for domestic vehicles

8 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 NPPF (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.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework 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. Whilst the proposal relates to an established private equestrian holding, it is noted that Policy S5(1) of the NPPF identifies outdoor sport and recreation as a form of development that may be supported outside settlements, subject to compliance with the wider policies of the Framework.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

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 application seeks permission for a replacement building to accommodate stable and storage facilities associated with the existing equestrian use of the holding. The site already benefits from an established residential use and long-standing private equestrian use, evidenced by the existing stable/shelter/storage building which has been present on the land for over 20 years. The proposal therefore represents a modest enhancement and replacement of existing facilities rather than the introduction of a new use of the land. In this respect, the proposal is consistent with the principles of rural development set out in the Development Plan and would not conflict with the spatial strategy for the area.

There is no specific policy within the Wiltshire Core Strategy which directly relates to equestrian development. Such proposals are therefore generally assessed against the relevant development management policies relating to matters such as design, landscape impact, biodiversity, highway safety and residential amenity. As the application site is located within the open countryside, the development must be carefully designed to conserve the landscape and its setting, and where possible enhance its locally distinctive characteristics in accordance with Core Policy 51 of the WCS.

The Wiltshire Design Guide encourages sensitivity to local character, materials and architectural styles and supports modern living standards whilst maintaining aesthetic and functional quality. In particular, Core Policies 51 (Landscape) and 57 (Ensuring High Quality Design and Place Shaping) are relevant to the assessment of the proposal and are considered below.

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 and is acceptable in principle. Subject to compliance with the detailed policy considerations assessed elsewhere in this report, the principle of development is considered acceptable.

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

8.2.1 Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

8.2.2 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.

As discussed in the submitted Design and Access Statement the proposed service building is designed to provide sufficient, well-organised accommodation for agricultural, equestrian and estate management uses associated with the surrounding fields. The building will consolidate storage and servicing functions that are currently dispersed across the site and, in particular, relieve pressure on the historic listed stables and associated buildings, allowing them to function in a manner more consistent with their heritage significance and lawful incidental residential use



Plans show a traditionally detailed 'L' shaped building, open to 5 bays with one enclosed for use as a stable. Following concerns raised in respect of the proximity to the boundary with the RPAs of the mature trees, the building has been reorientated and positioned away from the RPAs.

The building will be visible from the Church grounds however the use of traditional materials and the design, featuring a catslide roof are considered appropriate and suitably in keeping with the agricultural / equestrian use so as not to be unduly obtrusive.

In respect of the formalised access and hardstanding to the front of the building, this is to be permeable with the track left to grass over. Boundary treatments are to be reinforced through the introduction of mixed native hedgerow.

8.2.3 Conclusion

Having regard to the above, it is considered that the proposal, as revised, is acceptable in terms of size, scale and design and is appropriate to its rural setting due to the use of appropriate materials and the reorientated positioning of the stable / agricultural storage building in accordance with CP57 of the WCS and relevant sections of the NPPF.

8.3 Impact on Heritage Assets

8.3.1 Policy Context

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

Section 66(1) requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the NPPF recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

8.3.2 Assessment

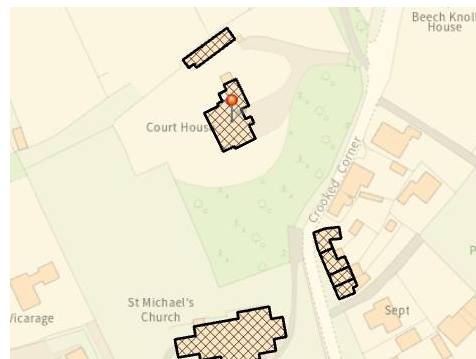
In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

Court House is a grade II listed building as are the Carriage House and Stables under a separate Grade II listing. The grade I listed Church of St Michael lies approximately 100m to the south. The site lies just outside of the Aldbourne Conservation Area.

The proposal consists of a relatively modest stable / agricultural building associated with an established holding. The structure would be of a scale and appearance typical of historic rural buildings and would be positioned adjacent to an existing hedgerow and trees where it would be viewed in the context of existing field boundaries and agricultural/equestrian land uses.

Whilst the top of the building would be visible from the grounds of the grade I listed Church and indeed the associated residential properties of Court House and the Carriage House and Stables, it would be situated at a distance from the listed building and would be separated from it by, mature vegetation and trees. As a result, the building would not compete with, dominate or detract from the appreciation of the listed buildings. Similarly, the building would be visible from the Conservation Area however due to its traditional design and materials and single storey nature, it is considered to have a neutral impact on the conservation area.

The building's relative low profile, simple form and use of traditional materials would ensure that it appears as a subordinate rural structure. It would not interrupt key views of the listed buildings, erode their prominence within the landscape or diminish the ability to appreciate their significance as a Grade II listed buildings or the significance of the Grade I listed Church.



View from Church of St Michael to application site Listed buildings

Owing to its limited scale, traditional appearance and relationship with the surrounding landscape, the proposal would preserve the setting of nearby listed buildings and the character and appearance of the Aldbourne Conservation Area. As such, the development would result in no harm to the significance of designated heritage assets or their settings.

8.3.3 Conclusion

In accordance with the heritage policies of the NPPF, any harm to the significance of a heritage asset must be clearly identified and assessed. Where harm is identified, it should be categorised having regard to the relevant heritage policies and weighed against any public benefits arising from the proposal.

Having regard to the above, it is considered that the proposal would preserve the setting of the nearby listed buildings and the character and appearance of the Aldbourne Conservation Area. Accordingly, the development would result in no harm to the significance of designated heritage assets. The proposal is therefore considered to comply with CP58 of the WCS and the provisions of the NPPF in this regard.

8.4 Amenity

8.4.1 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 be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

8.4.2 Overlooking / loss of privacy Loss of light / overshadowing

The proposed building is positioned sufficiently far away from any other residential property for the development not to result in overlooking, overshadowing or loss of light or privacy having regard to existing field boundaries and the single storey nature of the proposal.

8.4.3 Noise

Comments have been raised concerned with the potential noise created by the erection of the building in proximity to the Church grounds. The building is to be used for equestrian / agricultural purposes in a rural setting where such uses are to be expected along with the associated noises from farm machinery and animal husbandry. It is noted that the proposal replaces an existing former stable building and whilst the new building is of a greater scale, and footprint however it is for the established use present on the site for 20 years and associated storage, as such will not introduce unexpected or different types of noise.

8.4.4 Conclusion

Having regard to the above, it is considered that the proposal would not result in any unacceptable impact upon the living conditions of neighbouring occupiers in terms of privacy, outlook, light, overbearing impact, noise, disturbance or odour.

The proposal therefore accords with Core Policy 57 of the Wiltshire Core Strategy and policy P3 of the NPPF

8.5 Highways Impacts and Impact on Public Right of Way

8.5.1 Policy Context

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

8.5.2 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 site would be accessed via the existing route serving the land. As access is taken via Bridleway ALDB29, the Council's Rights of Way Officer was consulted on the application. The Rights of Way Officer notes that there is no recorded public vehicular right over the bridleway and that planning permission does not confer such rights. However, no objection has been raised to the proposal subject to conditions to protect the bridleway during construction, secure the reinstatement of any damage, and ensure that any future works affecting the bridleway are undertaken in consultation with the Countryside Access Officer.

Concerns have been raised by interested parties regarding construction traffic, potential intensification of vehicular use, damage to the public right of way, pedestrian safety and the use of the land for purposes unrelated to the agricultural and equestrian holding.

As discussed above in the previous amenity section, the use of the site for agricultural and equestrian purposes is appropriate to its setting and does not represent a change of use over the existing.

As discussed elsewhere in this report, the proposal relates to an established agricultural and equestrian use and does not introduce a new use of the site. While there may be a temporary increase in vehicle movements during the construction period, it is not considered that the replacement stable and storage building would result in a significant or unacceptable increase in regular vehicular traffic along the bridleway. The Rights of Way Officer has raised no objection in this regard, subject to conditions.

Concerns that the land could be used for domestic parking associated with the dwellinghouse are noted. However, there is no evidence before the Local Planning Authority that such use is proposed, and any material change of use of the land would require planning permission. A condition restricting the use of the building to agricultural and equestrian purposes is considered reasonable and necessary.

Having regard to the nature and scale of the proposal, it is not considered that the development would result in an unacceptable impact on the public right of way network, highway safety, public amenity or the character and function of Bridleway ALDB29. Subject to the recommended conditions, the proposal is therefore considered acceptable in this respect.

8.5.3 Conclusion

Having regard to the above, it is considered that subject to the imposition of suitable conditions as set out above, the proposal is acceptable in this respect having regard to CP57, CP61-4 of the WCS and the relevant provisions of the NPPF.

8.6 Ecology and Biodiversity

8.6.1 Policy Context

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

8.6.2 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.

A Preliminary Roost Assessment of the shelter / stable was submitted and found to have negligible roosting potential and as such no further information was required in this respect. The report recommends the addition of a bat and bird box along with an insect block which the Councils Ecologist has requested be secured via condition.

In respect of BNG a statutory metric calculation has been provided detailing the baseline value and also a planting scheme to provide the 10% uplift required. The Biodiversity Net Gain Plan condition will be applied to secure this.

8.6.3 Conclusion

Having regard to the above, it is considered that the proposal accords with CP50 and the relevant provision within the NPPF in this regard.

8.7 Landscape and Visual Impact

8.7.1 Policy Context

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and enhance landscape character and quality and requires development to respond appropriately to its landscape setting. Policy N2 of the NPPF seeks to conserve and enhance the natural environment and requires development to take account of landscape character, local distinctiveness and the natural beauty of the countryside.

The Wiltshire Design Guide promotes a context-led approach that integrates development with landscape features and local character.

Policy N4 of the NPPF affords significant protection to National Landscapes and requires development proposals to conserve and enhance their natural beauty and special qualities.

Under Section 245 of the Levelling-up and Regeneration Act 2023, the Council must seek to further the purposes of National Landscapes when exercising its planning functions.

8.7.2 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 forms part of an established equestrian holding and already contains a stable/shelter structure, with the proposal seeking to replace and improve it rather than introduce a new form of development into the landscape. Although the site lies within the North Wessex Downs National Landscape, the proposed building would be modest in scale, traditional in appearance and viewed in the context of existing equestrian and agricultural land uses. The development would be further assimilated through the retention and reinforcement of existing field boundary vegetation, including new native hedge planting, while the proposed grass access track would maintain the rural character of the site and avoid introducing urbanising features. Owing to its location adjacent to existing boundary vegetation, the site's limited visual envelope, and the presence of established landscape features, the proposal would have a localised, low-level visual impact and would conserve the character and scenic quality of the National Landscape.

8.7.3 Conclusion

Having regard to the above, it is considered the proposal complies with CP51 and the relevant provision within the NPPF.

8.8 Trees and Arboricultural Impact

8.8.1 Policy Context

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees and woodland features.

Policy N2 of the NPPF requires decision-makers to consider the environmental qualities of land proposed for development and to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees and hedgerows where possible. The policy also seeks to ensure that landscaping and natural features are used to help integrate development into its surroundings.

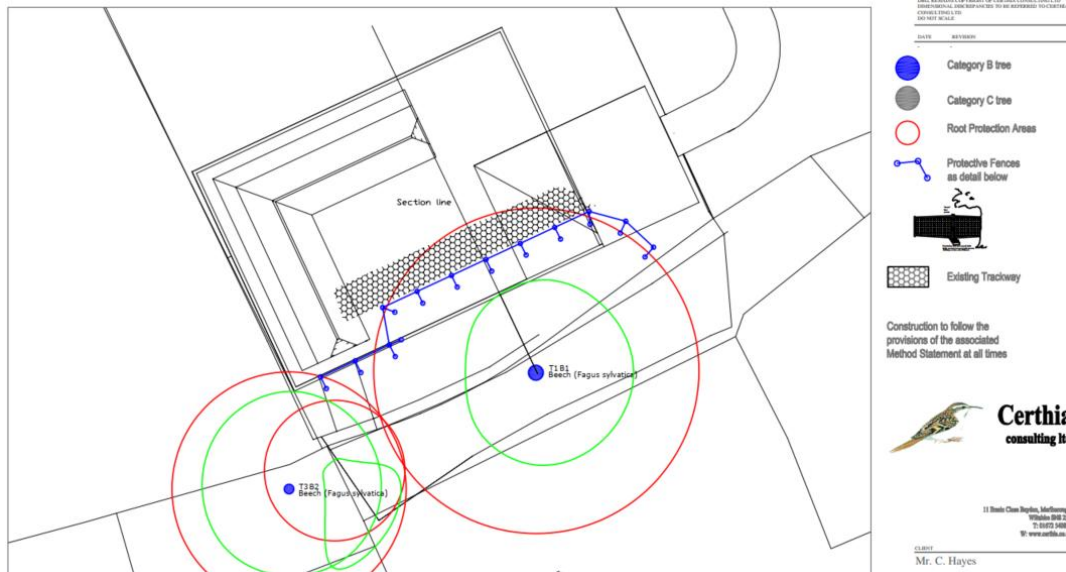
8.8.2 Assessment

The application site lies outside of any conservation area and there are no trees subject to TPOs within or adjacent to the site. It is noted however that there are numerous trees and mature planting along the southern boundary which are on the boundary / within the Aldbourne Conservation Area.

Consideration has been given to:

- The impact of the development on existing trees;
- Whether any trees are subject to Tree Preservation Orders;
- The adequacy of any submitted arboricultural information;

- The retention, protection and replacement of trees.



Initial plans showed the new building along the southern boundary line within the RPA of the mature beech trees. Revised plans were received following concerns raised by the Councils Tree Officer, reorientating and moving the building outside of the RPA of the trees. The Councils Tree Officer is satisfied with the submitted Arboricultural Report and has no objection subject to works being carried out in accordance with the report.

8.8.3 Conclusion

It is considered that the proposal would not result in unacceptable harm to trees of amenity value, subject to conditions and as such the proposal complies with CP51 of the WCS and the provisions of the NPPF in this respect.

8.9 Flood Risk and Drainage

8.9.1 Policy Context

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate.

Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

8.9.2 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 Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated

that the site is located within Flood Zone 1 and has a low level of risk from fluvial flooding. The site has a low level of risk from surface water flooding and low risk of flooding from ground water flooding; the groundwater levels are between 0.5m and 5m below the ground surface

The Council's Drainage Officer has requested additional information in respect of percolation testing, the extent of impermeable surfacing, sustainable drainage measures, seasonal groundwater levels and exceedance routing.

The proposed development is modest in scale and comprises the replacement of an existing building within an established equestrian holding. The extent of impermeable surfacing is limited to the roof area of the building, with the proposed access track and yard areas to be formed using permeable materials. The site is located within Flood Zone 1, is identified as being at low risk of surface water flooding and has a negligible risk of groundwater flooding.

Having regard to the limited scale of the development, the replacement nature of the proposal, the site's countryside location and the absence of significant impermeable surfacing, the Local Planning Authority considers that the level of information submitted is sufficient to demonstrate that the development can be satisfactorily drained. Whilst additional information relating to seasonal groundwater levels, exceedance routing and percolation testing has been requested, it is not considered that such information would be reasonable or proportionate in the circumstances of this case.

Nevertheless, it is considered appropriate to impose a condition requiring the implementation of the surface water drainage arrangements submitted for the development. This will ensure that runoff from the roof area is managed appropriately and that suitable sustainable drainage measures are incorporated into the scheme.

In commenting on the potential damage to the Public Right of Way, representations have also raised concerns regarding the drainage of the bridleway. The Rights of Way Officer has requested a condition requiring the reinstatement of the bridleway, including any necessary drainage measures, following completion of the works. This condition will be attached to any planning permission granted, as discussed in the Rights of Way section above.

8.9.3 Conclusion

Having regard to the above, it is considered the proposal accords with CP67 of the WCS and the relevant provisions of the NPPF subject to conditions in this regard.

9 Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

10 PLANNING BALANCE AND CONCLUSION

10.1 Policy Context

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to accord with the Development Plan when read as a whole.

The proposal would provide improved facilities for an established equestrian and land management use through the replacement of an existing building. No unacceptable harm has been identified in respect of landscape character, heritage assets, residential amenity, biodiversity, trees, drainage, highway safety or the public right of way network. Subject to the recommended conditions, the proposal accords with the Development Plan when read as a whole and there are no material considerations which indicate that planning permission should be withheld.

10.2 Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

Conditions

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:

Received 19.06.26

PL-HAYES -01 Rev C
PL-HAYES -02 Rev C
PL-HAYES -03 Rev C
PL-HAYES -04 Rev C
PL-HAYES -05 Rev C
PL-HAYES -06 Rev C
PL-HAYES -07 Rev C
Arboricultural Report June 2026 by Certhia Consulting Ltd

Received 24.04.26

Supporting Statement received 24.04.26

Received 27.02.26

Statutory BNG Assessment
UKHab Survey Report and BNG – January 2026 Ref 5681:2 by Daniel Ahern Ecology
Statutory Metric Macro
260226E -1 RevA

Received 13.02.26

Location plan
DAS and Heritage Statement

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

3. No building hereby permitted shall be brought into use until the sustainable drainage system for the site has been completed in accordance with the approved details shown on PL-Hayes – 02 Rev C received. 19.06.26 The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved details

REASON: In the interests of maintaining a suitably drained site

4. The development will be carried out in strict accordance with the following documents:

- UKHab 2.0 Survey Report & BNG, Daniel Ahern Ecology, February 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of Biodiversity

5. Within 3 months of the date of this decision, details of the number, design and locations of ecological enhancements – such as bird and bat boxes, and invertebrate blocks – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

6. Following completion of all construction works associated with the development hereby permitted, the public bridleway (ALDB29) shall be fully reinstated to its former condition. This shall include, where necessary, the removal of all temporary surfacing, stone, hardcore or other materials laid in connection with construction access, and the reinstatement of the original surface profile, appearance and drainage features, including channels directing surface water to existing grips or soakaways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

The approved reinstatement works shall be completed in full prior to the first use of the development.

REASON: To protect the character, amenity and safe use of the public bridleway, to ensure satisfactory surface water drainage, and in the interests of highway safety and the protection of public rights of way.

7. The access hereby permitted between the development and Public Bridleway ALDB29 shall only be used in connection with the agricultural and equestrian use of the land and buildings hereby approved

No use of the access shall take place which would result in regular or intensified vehicular movements along Public Bridleway ALDB29.

REASON: To prevent inappropriate and intensified vehicular use of a public bridleway, to protect the safety and amenity of pedestrians, cyclists and horse riders, and to safeguard the character and function of the public right of way.

8. The building hereby approved shall only be used in connection with the private agricultural and equestrian use of the land known as Court House and shall not be used for any commercial purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure the development remains ancillary to the established private use of the holding and to safeguard the character of the countryside and the amenities of users of Public Bridleway ALDB29.

9. Notwithstanding the details shown on the approved plans, the access track, stable yard and any associated hardstanding areas shall be constructed using permeable materials. No tarmacadam, concrete or other sealed surfacing shall be used unless otherwise agreed in writing by the Local Planning Authority.

The approved surfaces shall be retained as such thereafter.

REASON: In the interests of landscape character, visual amenity and sustainable drainage.

Informatives

BNG – standard

The applicant should note that in order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the bridleway. The applicant is advised to take legal advice to ensure they have a right of access.

The habitat within the proposed development site and the surrounding area is suitable for foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial

light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.