



The countryside charity
Wiltshire

For attn. Case Officer Oliver Phippen

18th July 2025

Dear Mr Phippen

Planning Reference: PL/2025/05417

Permission in principle for a residential development of a minimum of 5 and a maximum of 9 dwellings (use class C3) (The "Development")

Site: Land off Aldbourne Road, Baydon, Wiltshire

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CPRE Wiltshire has reviewed the submission for the above site and makes the following objection stance:

The Development Site lies outside the Village settlement boundary and is in the Marlborough Downs (AONB) National Landscape. Such Development would change adversely the attractive landscape of the area; it would be urbanisation of the countryside and therefore aggravating the restrictions and regulations for such development. As the site is outside the existing settlement limits for Baydon, it thereby conflicts with Wiltshire Core Strategy ("WCS") CP2. We believe a small estate of 5 to 9 dwellings on the site proposed would be highly visible, particularly, from viewpoints on the South side of Baydon and other view points despite the LVA submission. This Development also represents the loss of good agricultural land.

This application is contrary to WCS Policy CP1: "Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services, and facilities" (our emphasis). After construction, the Development would bring no employment benefits to the village. There are few, if any, employment opportunities in the village for the occupiers of 5 to 9 additional households, which would increase the high current levels of out-commuting. In other words, this application conflicts with the 2024 NPPF – Achieving Sustainable Development, paragraphs 8 and 9, which call for new developments to be sustainable -- to play mutually interdependent economic, social and environmental roles. This application provides no evidence that what is proposed, would not bring any economic, environmental, or social gains. Transport by Bus is limited to the village and would mean higher vehicle usage on roads that are already difficult for traffic as employment is likely to be outside this village.

Vehicles entering and leaving the Site have a dangerous routing from the curving Aldbourne Rd with what is effectively a very sharp and acute view and possible turn. Visibility is therefore very poor, making this a dangerous and problematic entrance. Moreover, PROWs BAYD11 would further raise safety concerns for people and animals using this Right of Way.

Whilst it is accepted that this is a PiP application, services such as Sewage, Water Supply (for both housing and Fire Fighting), Electricity etc (for houses and charging vehicles) are not defined or specified, nor the extra loading on Surgery & School Capacity which may have implications for the Development. Similarly, we note that there are no design features indicated from the submission statement that would accommodate solar panels on the roof given Wiltshire Core Strategy Policies 85 (sustainable construction and low carbon energy) and 85 (renewable energy).

No archaeological survey has been conducted and submitted with the application or any trial trench surveying against the backdrop of this land being near to the route of the "Ermin Street" road.

Specifically on supply of housing land:

Wiltshire Council cannot demonstrate a five-year supply of housing land in the East Housing Market Area now, but that does not negate automatically Core Policy 2's rule against development outside settlement boundaries. National and local planning policies are to be interpreted in the light of specific local circumstances. The applicants have not offered any exceptional circumstances to support this proposal, pursuant to Core Policy 44, and/or that it would be more in the Baydon community's interest than development of all or part of the other sites on the Council's SHLAA sites map for the village, or of any other site available in the Baydon area.

In conclusion, we ask the Council to refuse the development.

Yours sincerely

Anne Henshaw