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County Hall
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Trowbridge
Wiltshire
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Symonds & Sampson LLP
Unit 1 The Grainstore
Manor Farmyard
Coate, Devizes
SN10 3LP

11th February 2026

To whom it may concern,

In addition to the information submitted with the application, we wish to specifically address the reasons for refusal raised by the Planning Officer prior to the withdrawal of the previous application (reference PL/2025/08719).

Principle of Development – Loss of Agricultural Land

While the land is recorded as agricultural, this does not accurately reflect its current or longstanding use, which is as an amenity and extended garden area serving River Mead House.

Although the land is classified as Grade 2 (very good quality agricultural land), it extends to only 0.64 hectares (1.58 acres). As an isolated parcel, it offers very limited agricultural value, particularly given the inefficiencies associated with farming such a small area.

Furthermore, the land is functionally and physically associated with River Mead House. Access is solely via the existing driveway and garden areas, rendering a return to agricultural use impractical. The land is not associated with a wider agricultural holding, further limiting its realistic agricultural potential. This is clearly shown by the surrounding land use plan submitted with the application which highlights the surround amenity and residential use.

Visual Impact

This matter is addressed in detail within the Design and Access Statement. In summary, the proposed location of the tennis court has been carefully selected to avoid any impact on the wider North Wessex Downs National Landscape.

Due to the site's topography, and the presence of established trees to the north, there are no long-distance views into the site. While the tennis court is not immediately adjacent to the dwelling, it occupies a space between existing areas of domestic amenity and does not represent an encroachment into the open countryside. There is also no lighting associated with this proposal. In this context, it is difficult to see how it can be concluded that the proposal would result in an unacceptable visual impact.

Biodiversity Net Gain (BNG)

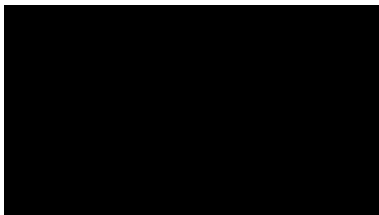


The issue of Biodiversity Net Gain has been fully addressed within the resubmitted application. The proposed planting required to secure a minimum 10% net gain is accommodated within the extended red line application boundary.

Additionally, there is clear precedent set by other successful planning applications for tennis courts in the vicinity as detailed in the Design and Access Statement.

We trust that the information provided within the application documents, together with this covering letter, satisfactorily addresses the Planning Officer's previous concerns and demonstrates that the proposal is acceptable in planning terms.

Kind regards,



Chris Powell MRICS FAAV

Partner

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