

20th February 2026

Our Ref: 929/A3/AK

alice@grassroots-planning.co.uk

0117 930 0413

Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sir/Madam,

Certificate of Lawfulness of Existing Use or Development (CLEUD) – Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough, SN8 2JN

On behalf of the applicant, Katherine Gordon-Quayle, Grass Roots Planning has been instructed to prepare and submit an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) at Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough, SN8 2JN (the site). The site lies within the administrative boundary of Wiltshire Council.

The following plans prepared by Equestrian Blueprint accompany the application:

- P1-2 - Location Plan
- E4 -2 - Existing Layout Plan

The site and buildings have been in continuous equestrian use for over 10 years, and are, therefore, now immune from enforcement action and considered lawful as set out in Section 171B of the Town and Country Planning Act 1990.

We have provided the following evidence with this application to demonstrate that the existing equestrian use of the site and buildings are lawful as they have been established for over 10 years, which is included in chronological order within the appendices to this letter (the earliest piece of evidence dates back to 2003):

- Notice of Full Planning Permission for new equestrian menage dated December 2003 (Appendix A),
- Invoice dated November 2004 (Appendix B),
- Haymaking Invoice dated June/July 2005 (Appendix C),
- Sainty & Thurlow Woodlands Equine Services document dated September 2011 (Appendix D),
- Invoices from Heatherwold Stud Limited dated March and May 2012 (Appendix E),
- Valuation Report dated July 2012 (Appendix F) – please see Paragraph 15.4, which states that at the time of inspection it was being used for horses, and
- Two supporting statements dated February 2026 (Appendix G).

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We trust that this evidence is sufficient to demonstrate that a lawful development certificate can be issued promptly. If you wish to discuss any matters further, however, please contact me.

Yours sincerely,



Alice Kelly
Planner

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Appendix A

Notice of Full Planning Permission for new equestrian menage dated December 2003

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Notice of Full Planning Permission
TOWN AND COUNTRY PLANNING ACT 1990

Application No. K/046559

KENNET DISTRICT COUNCIL
Planning Services Group
Browfort, Bath Road,
Devizes,
Wiltshire SN10 2AT
Parish: BAYDON

- 8 DEC

To Humberts
Kings Head House
Market Place
Chippenham
Wilts
SN15 3HT

Date Application Registered: 05/11/03

Particulars Of Development:
New equestrian manege.

At Finches Lane, Baydon

Grid Reference:
EAST -- 287900
NORTH -- 778000

For:- Mr & Mrs T Sainty

In pursuance of their powers under the above Act, the Council hereby GRANT FULL PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted by you, subject to compliance with the condition(s) specified hereunder:-

No 01

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

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

No 02

The oak tree and the boundary hedge shall, before any work commences, be enclosed at the outer edge of the overhang of their branches, by a chestnut paling fence. The fence shall be maintained for the duration of the works and no vehicle, plant, temporary building, or materials, including stacking of soil, shall be allowed within it.

REASON:

To enable the local planning authority to ensure the retention of tree and hedge on the site in the interests of visual amenity.

Dated: 05/12/03

Signed.....*John St. 2*.....

Director of Community Services

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Appendix B
Invoice dated November 2004

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INVOICE

82

DATE 30 Nov 2004

From Mr + Mrs McWilliam

To Mr + Mrs Saunty

Water Bill 2004 - 4 horses
meter reading 261
units used 93

Service charge

paid
30/11/04

V.A.T.

TOTAL

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Appendix C

Haymaking Invoice dated June/July 2005

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NS

Jill Sainty,

Invoice: Haymaking June/July 2005

19/6/05 20 bales hay @

Cut, turned, rowed up and
baled 213 bales

Vat @ 17.5%

Total:

Paul

Vat no: 194 63 63 33.

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Appendix D

Sainty & Thurlow Woodlands Equine Services document dated September 2011

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SECTION I

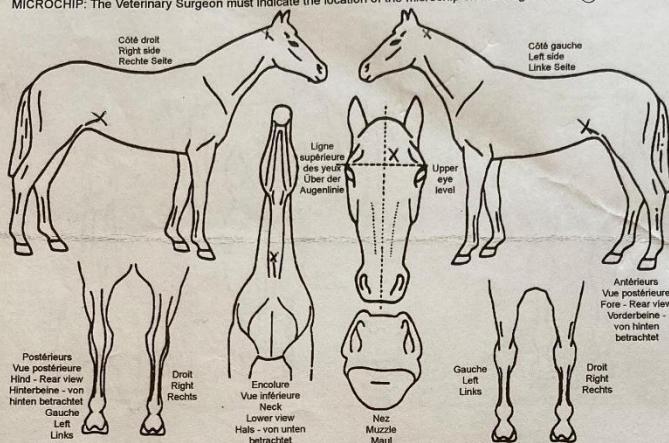
IDENTIFICATION PROCEDURE

The recommended procedure for identification is described in the F.E.I. booklet 'Identification of Horses'.

The diagram and written description must agree and must be sufficiently detailed to ensure the positive identification of the animal in future. White markings must be shown in red and the written description completed using black ink in block capitals or typescript. If there are no markings, this fact must be stated in the written description.

All head and neck whorls should be marked ("X") and described in detail. Other whorls should be similarly recorded in greys and in animals lacking sufficient other distinguishing marks. Acquired marks ("V") and other distinguishing marks, e.g. prophet's thumb mark ("+"), wall eye, etc., should always be noted.

MICROCHIP: The Veterinary Surgeon must indicate the location of the microchip on the diagram with "(m)".



*MICROCHIP Number or Barcode

DO NOT USE THIS SPACE

985170000748235



NAME OF ANIMAL (NOM) PRIMITIVE PROPOSAL EX
CAVALIER FASHION 2011

FREEZE MARK / BRAND

Colour (Robe) BAY Sex (Sexe) COLT

Date/Year of Birth (Believed to be) 07/10/2011 Adult Height (Hauteur Adulte) 16.2

Head (Tête) Whorl left of midline above upper eye level.

Neck (Encolure) Bilateral upper crest whorls. Whorl lower trachea feathered down.

Foreleg L (Ant. G) No marks.

Foreleg R (Ant. D) No marks.

Hindleg L (Post G) No marks.

Hindleg R (Post D) No marks.

Body (Corps) Bilateral stifle fold whorls.

Place and Date (Lieu et date) Baydon, Wilts. 22.9.11

Was this animal identified as a foal when still on its Dam? (Signalément relevé sous la mère?) Yes

VETERINARY SURGEON'S NAME, ADDRESS, STAMP & SIGNATURE (IN CAPITAL LETTERS)
Signature et cachet du vétérinaire agréé (ou de l'autorité compétente) (en lettres capitales)

T SAINTY BVSc MRCVS

Sainty & Thurlow MSRCVS
Equine Services
Lum Woodlands
G17 7TR

PLACE OF BIRTH BAYDON, WILTSHIRE
OWNER'S NAME AND ADDRESS: (Block Capitals)
Nom et adresse du Propriétaire (en lettres capitales)

ELIZABETH SAINTY

Signature (Signature)

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Appendix E

Invoices from Heatherwold Stud Limited dated March and May 2012

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HEATHERWOLD STUD LIMITED

The Tafiya Syndicate
C/o Mr T Sainty

Date/Tax Point 31/03/12

Account No: TAF001

Invoice No.: 5885

Keep A/c For: Tafiya BAY M 03 100.00%

£ Net Amount VAT Amount

Keep 16 days from 16/03/12 to 31/03/12

07/03/12 Worming - Double Embotape

16/03/12 Transport Hungerford-Heatherwold

(P.O Finches Lane)
Arriving 1pm

Payment terms strictly 30 days

Heatherwold Stud Ltd. VAT No. 815 7320 40

Reg. No. 04691016

Net Amount

VAT Amount

Total Due : £

Every care will be taken in transit and on the farm, however, we accept no responsibility for accident, disease or delays.
Burghclere Newbury RG20 9DU Tel: 01635 278289 Fax: 01635 278654 E-mail: info@heatherwold-stud.com

Registered Company No. 04691016

VAT Registration No. 815 7320 40

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HEATHERWOLD STUD LIMITED

The Tafiya Syndicate
C/o Mr T Sainty

Date/Tax Point 31/05/12

Account No: TAF001

Invoice No.: 5977

Keep A/c For: Tafiya BAY M 03

100.00%

£ Net Amount VAT Amount

Keep 30 days

from 01/05/12 to 30/05/12

08/05/12 4 feet trimmed

03/05/12 Worming

22/05/12 Foal - Worming

30/05/12 Transport - Hungerford

(Back to Finches Lane)
Leaving @ 10 am

Payment terms strictly 30 days

Heatherwold Stud Ltd. VAT No. 815 7320 40

Reg. No. 04691016

Net Amount

VAT Amount

Total Due : £

Every care will be taken in transit and on the farm, however, we accept no responsibility for accident, disease or delays.

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Appendix F
Valuation report dated July 2012

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CONTENTS

VALUATION REPORT

of the freehold property

**Land at Finches Lane, Baydon
Marlborough, Wiltshire SN8 2JJ**

4.56 hectares (11.25 acres) or thereabouts

on the instructions of

Mr T Sainty and Mrs G Sainty

in connection with matrimonial proceedings

Thimbleby & Shorland
Chartered Surveyors
Market House
31 Great Knollys Street
READING
Berkshire RG1 7HU
Tel: 0118 950 8611
Fax: 0118 950 5896

15.3 There are 2 relevant planning applications that have been made on the property. The first is number K/038017 which granted planning permission on 21/10/1999 for the erection of a timber framed building for agricultural storage. This relates to the barn described above. The second is number K/046559 which granted permission for a new equestrian manège, which relates to the manège described above.

15.4 Permission for the barn was granted subject to its being used for agricultural purposes only. At the time of my inspection it was being used partly for housing horses, which would not fall within the definition of use for agricultural purposes. If the use has been predominately non-agricultural for at least the last 10 years then it might be possible to establish its lawfulness by applying for a Certificate of Lawfulness of Existing Use or Development.

16.0 RIGHTS OF WAY

16.1 There are no public rights of way across the property.

17.0 VALUE ADDED TAX

17.1 Value Added Tax (VAT) has not been taken into account in the valuation. It is assumed that the Option to Tax for VAT has not been made and on that basis VAT does not apply to a transfer of the land or any part of it.

18.0 BUSINESS RATES/COUNCIL TAX

18.1 Agricultural land is exempt from Business Rates and it is considered that the barn and manège are also exempt being for private use. There are no residential properties on the land so Council Tax does not apply.

19.0 COMMENTARY & VALUATION

19.1 The market for land for equestrian and amenity use has been on the decline for at least the last year in line with the general economic outlook. Demand has been easing with fewer buyers in the market place and sales harder to complete.

Market Value

19.2 The Market Value of the property is considered to be [REDACTED]

19.3 A Schedule of Comparables is shown in Appendix 4. The market has slowed reflecting the number of transactions currently taking place and the number of comparables of recent transactions.

20.0 STATEMENT OF TRUTH

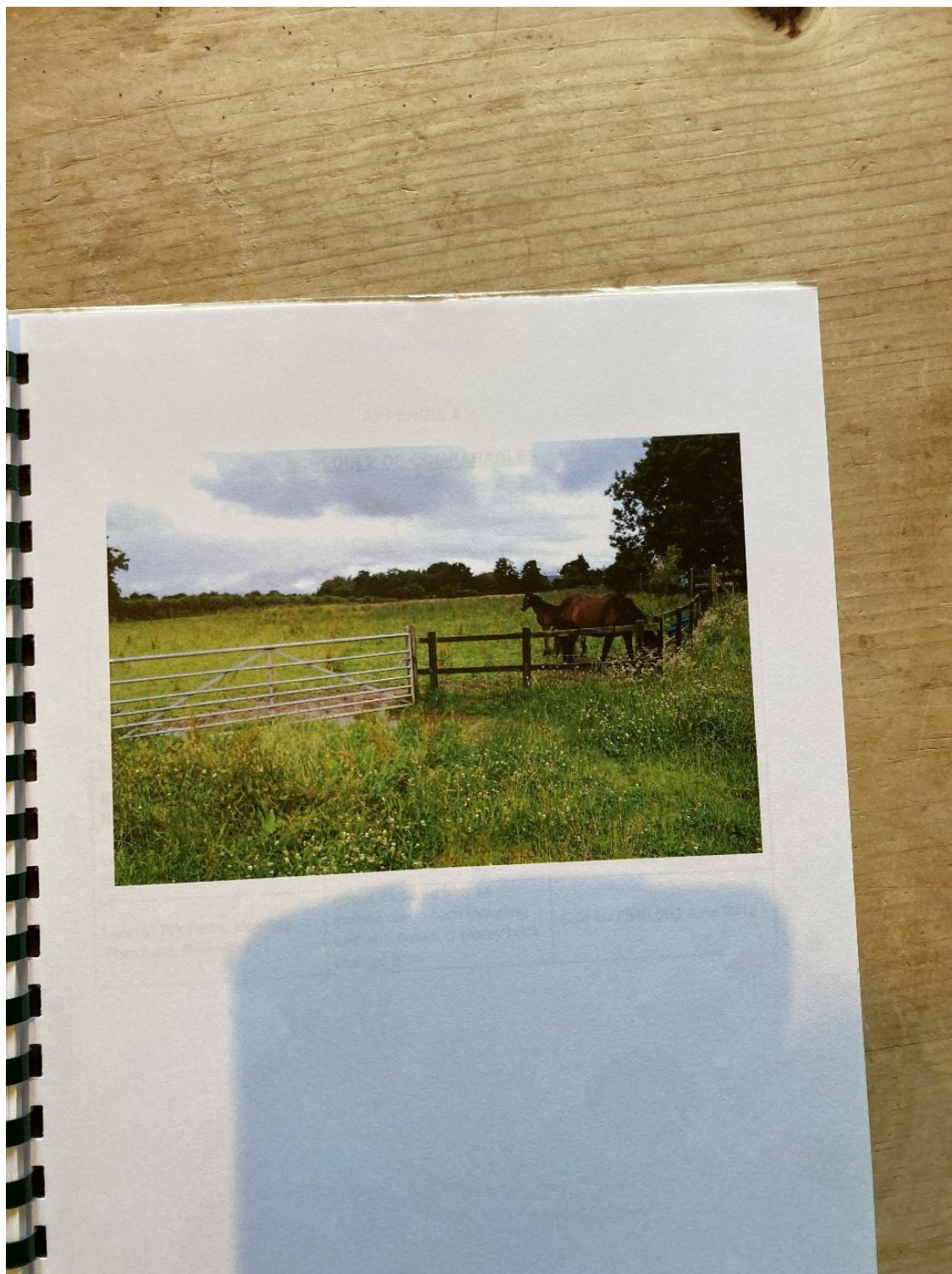
- 20.1 I confirm that in so far as the facts stated in my report are within my own knowledge, I have made clear which they are and believe them to be true and the opinion I have expressed represents my true and complete professional opinion.

Signed

Date.....

16th July 2002

Christopher Boreham BSC (Hons) MRICS FAAV
RICS Registered Valuer
Thimbleby & Shorland
Market House
31 Great Knollys Street
Reading
Berkshire RG1 7HU



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Appendix G
Supporting statements dated February 2026

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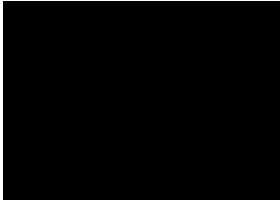


9th February 2026

Please take this as confirmation that I have been attending the land in Finches Lane, Baydon since 2010 to instruct Katherine Gordon-Quayle , in her riding menage on her own horses that she keeps on the premises. There have been her own horses there for the entire duration.

Best wishes

Claire Bonner



SN8 2DJ

I can confirm that I have provided hay and straw and taken away the muck trailer for Katherine Gordon-Quayle, in Finches Lane, Baydon since 2010. There have been horses there for that entire period, needed the hay and straw, and creating the muck that we take away on a regular basis.

Please do not hesitate to contact me if you need further clarification.

Kind regards

Mike Hale

