

Patron: His Majesty the King

For attn Case Officer: Joe Leesam

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Dear Mr Leesam

Planning Reference: **PL/2026/02813 Land southeast of Manton Park Farmhouse**

Submission for planning for the erection of an equestrian trainer's house in place of trainer's house with extant planning permission on nearby site (K/36070/O and subsequent reserved matters K/045156/R relate). To include driveway and parking and associated works.

Previous Applications: PL/2024/03249, PL/2022/09317, K/36070/O and subsequent reserved matters K/045156/R relate and 13/03279/VAR

CPRE Wiltshire has reviewed the above application and objects to the development for the following reasons:

Failure to Demonstrate "Essential Need" and Contradictory Employment Claims

(NPPF Para 84 & Wiltshire Core Strategy Policy 48)

The application fails to satisfy the strict criteria for new isolated rural dwellings. Policy requires robust evidence of an "essential operational need" and financial viability, neither of which have been provided.

- **Existing Alternative Permission:** Planning permission already exists for a trainer's house in a more appropriate, built-up location to the west of the Barton Yard cluster (S106 Agreement, 21/8/14). The applicant has provided no evidence explaining why this approved site is suddenly unsuitable.
- **No Functional or Financial Justification:** No financial information or staffing data has been submitted to justify an additional two-story dwelling. Furthermore, no explanation has been given as to why existing buildings, including Dene House, cannot be adapted.
- **Contradictory Employment Data:** Crucially, the applicant's own submission states under the "Employment" section that the development will **not** result in any increase in employment. This invalidates the claim that the dwelling is required to aid equestrian recruitment and strongly suggests the property is intended as a private residential dwelling rather than essential worker accommodation.

Consequently, the application fails to demonstrate a functional need, a financially viable enterprise, or why accommodation in nearby Manton or Marlborough is insufficient. It stands in direct conflict with NPPF Para 84 and Core Policy 48.

2. Major Development in a National Landscape

(NPPF Paras 189–190)

Under NPPF Para 190, major development within a National Landscape must be refused save for exceptional circumstances and where it is clearly in the public interest.

No exceptional circumstances or public benefits have been demonstrated. The assertion that this relocation is necessary to encourage equestrian recruitment is entirely unsubstantiated, especially given the existing, alternative permission within the estate's established cluster.

3. Harm to Landscape Character and Setting

(NPPF Para 187; Wiltshire Core Policy 51)

The NPPF mandates that "great weight" be given to conserving and enhancing the scenic beauty of National Landscapes. Siting a new two-story dwelling, driveway, domestic curtilage, and associated lighting in this isolated position would:

- Erode the open, rural character of the NWDNL.
- Intrude an uncharacteristic domestic footprint into an agricultural landscape.
- Create an adverse visual impact when viewed from nearby public rights of way and the wider Downs.

4. Precedent and Cumulative Impact

(Wiltshire Core Strategy Policies 1 & 2)

Approving a new dwelling in this location would set a harmful precedent for incremental residential development on agricultural land. This directly undermines the council's settlement strategy (Core Policies 1 and 2), which strictly directs new housing to sustainable, defined locations.

Conclusion

This proposal represents an unjustified, unsustainable intrusion into a protected landscape. It fails to prove an essential functional need, contradicts its own employment claims, and ignores an existing, approved alternative site.

We respectfully request that Wiltshire Council uphold local and national policy and **refuse** planning permission.

Yours sincerely

Anne Henshaw

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