

**PROPOSED ERECTION OF A BARN AND
CONSTRUCTION OF A TURNOUT AREA, AND
ANICLLARY WORKS**

**LAND SOUTH OF FINCHES FARM WATER TOWER,
FINCHES LANE, BAYDON, MARLBOROUGH, SN8 2JN**

PLANNING & HERITAGE STATEMENT

June 2026

grassroots
PLANNING

grassroots PLANNING

Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 w: grassroots-planning.co.uk

REPORT CONTROL

Project:	Land South of Finches Farm Water Tower
Report Type:	Planning and Heritage Statement
Client:	Katherine Gordon-Quayle
Our Reference:	929/A3/AW
Date:	June 2026
Version:	V1

COPYRIGHT

This document must not be copied or reproduced in whole or in part without the written consent of
Grass Roots Planning Ltd

1.0 INTRODUCTION

- 1.1 On behalf of our client, Katherine Gordon-Quayle, Grass Roots Planning has been instructed to prepare and submit a full planning application for the proposed erection of a barn and construction of a turnout area, and ancillary works at Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough (the site). The site lies within the administrative boundary of Wiltshire Council.
- 1.2 The site comprises a field and associated land for equestrian use, which is situated off Finches Lane to the east of the built up area of Baydon. The site contains an access track and grazing area, with an adjacent existing barn and menage. The lawful use of the site, associated structures and the wider area for equestrian purposes has been established through a recent lawful development certificate (ref. PL/2026/01347). There is no existing residential development immediately adjacent to the site.
- 1.3 As set out in this Statement, the proposals have responded to the Council's pre-application advice. The total proposed floorspace has been reduced and is now less than 1,000 m² and the site measures approximately 0.29 hectares – the proposals are, therefore, considered to represent minor development.
- 1.4 The development is considered compatible within countryside given that it is modest in nature, reflects the rural character of the area and the site's existing equestrian use, is appropriate in the local context, and positioned alongside existing equestrian facilities. The scheme will also deliver benefits through tree planting within the northern part of the site and around the proposed turnout area, which will enhance biodiversity and provide natural screening. The applicant would also have greater storage for goods required for the existing equestrian operation, meaning fewer deliveries will be required, and with better facilities, the applicant will not need to visit site as frequently, collectively reducing the amount of vehicles trips to and from the site.
- 1.5 We have considered the various technical issues associated with the site and proposal, and have addressed these in this Statement. The application also comprises the following plans and documents, which should be read in conjunction with this Statement:
 - Application Forms & Certificates;
 - Community Infrastructure Levy Form;
 - Plans prepared by Equestrian Blueprint:
 - P1-2 Location Plan;
 - E2-2 Existing Block Plan;
 - E4-2 Existing Layout Plan;

- P2-2 Proposed Block Plan;
- P4-2 Rev 1 Layout Plan; and
- P3 Elevations.
- Design and Access Statement prepared by Grass Roots Planning Ltd;
- Preliminary Ecological Appraisal prepared by Luscinia Ecology;
- Biodiversity Net Gain Assessment prepared by Luscinia Ecology;
- Biodiversity Metric prepared by Luscinia Ecology;
- Manure Management prepared by Equestrian Blueprint.

1.6 This Planning and Heritage Statement proceeds as follows:

- Section 2 – Site Description
- Section 3 – Proposed Development
- Section 4 – Planning Status and Site History
- Section 5 – Planning Policy
- Section 6 – Main Issues and Other Material Considerations
- Section 7 – Conclusion

2.0 SITE DESCRIPTION

- 2.1 The Site lies to the east of Baydon and is accessed off Finches Lane. The Site comprises an access track from Finches Lane and a grazing area, with an adjacent existing barn, menage and further grazing on the wider site associated with the existing lawful equestrian use on the totality of the site, which is bordered by hedgerows. Figure 1 below shows the redline boundary for the application site.



Figure 1. Extract of Location Plan prepared by Equestrian Blueprint

- 2.2 The site measures 2,894 sqm or approximately 0.29 hectares and is accessed off Finches Lane via the existing access track, as shown in Figure 2 below.



Figure 2. Existing access to the site off Finches Lane (source: google street view)

3.0 PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the proposed erection of a barn and construction of a turnout area, and ancillary works. An extract of the proposed Layout Plan is shown in Figure 3 below.



Figure 3. Extract of Proposed Layout Plan (prepared by Equestrian Blueprint)

- 3.2 The proposals will utilise the existing access off Finches Lane – the existing access is not proposed to change.
- 3.3 The barn and turnout area will be positioned close to the existing equestrian facilities on the wider site, which reflects the context of the surrounding area, and creates a contained and focused development rather than sporadically across the site.
- 3.4 The proposed materials for the barn include concrete panels, Yorkshire boarding and corrugated cement roof, akin to the sorts of structures that are found in a rural context.
- 3.5 The turnout area is proposed predominantly to the south of the proposed barn and the surface of this will be a permeable material.
- 3.6 The floorspace of the barn is approximately 400 sqm, and with the addition of the turnout area, the total proposed floorspace measures approximately 987 sqm. The total development does, therefore, not exceed 1,000 sqm and the site area is only 0.29ha, so the proposal should be considered to fall under the category of minor development.

- 3.7 In the northern part of the site and around the edge of the turnout area, it is proposed to create a planting area for 20 trees. This tree planting will result in the proposals achieving a biodiversity net gain of 10.79% and create natural screening.
- 3.8 For completeness, the existing barn and menage, and grazing land on the wider site will remain as existing.
- 3.9 The proposed scheme will support the existing lawful equestrian use at the site and enable the existing horses to live together as a herd. The proposal will also have further benefits, which include fewer deliveries to the site as there will be a greater amount and more suitable storage, and the new facilities will mean the applicant does not need to visit the site as frequently. This will result in a reduced number of vehicles trips to and from the site. New tree planting to the north of the site and around the turnout area will also provide enhanced biodiversity, as well as natural screening.
- 3.10 We go on to discuss the justification and benefits of the scheme in more detail in Section 6 of this report.

4.0 PLANNING STATUS & SITE HISTORY

Planning Status

- 4.1 The site is located to the east of the settlement boundary for Baydon. An extract of Wiltshire's Local Plan interactive Policy Map is shown in Figure 4 below.

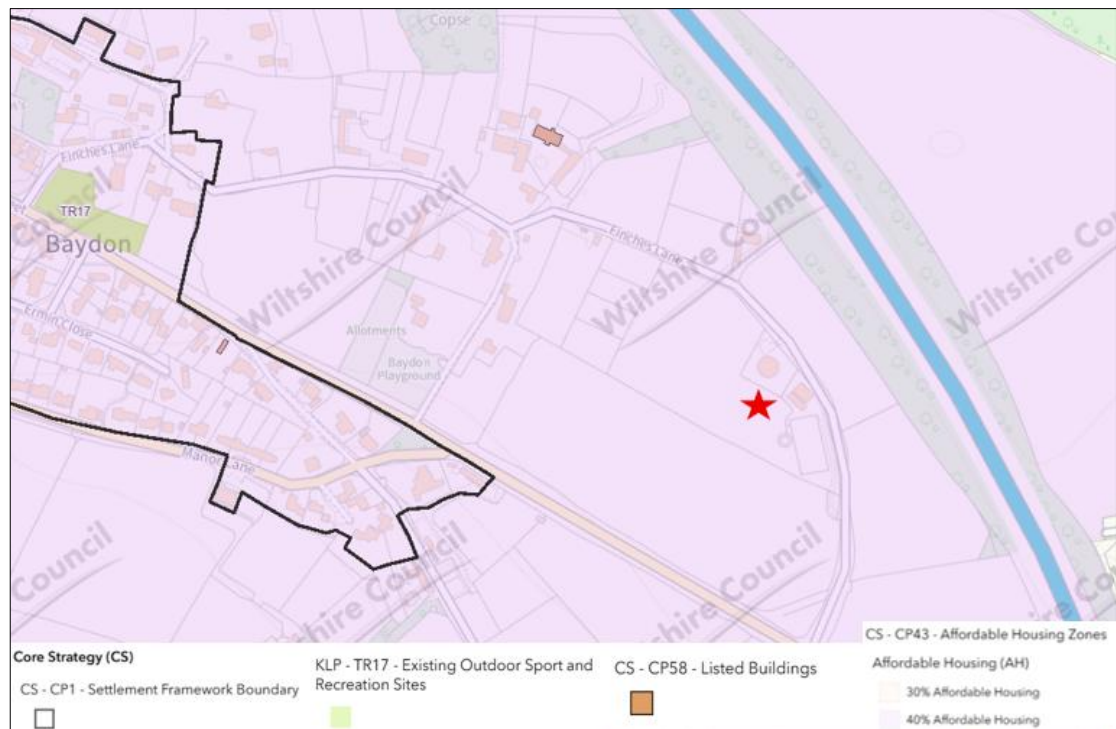


Figure 4. Wiltshire Core Strategy interactive map, site indicated with the red star

- 4.2 The site is within the North Wessex Downs National Landscape, however, it is not subject to designations such as Conservation Area, Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) or Local Nature Reserve. The Site is located solely within Flood Zone 1 and is, therefore, at a low risk of flooding.
- 4.3 There are no listed buildings within the boundary of the site, with the closest being a Grade II Listed Building named 'Barn at Finches Farm, located approximately 300m to the north west of the Site.

Site Planning History

- 4.4 There are various previous applications associated with the site, with the most relevant being the following:

- K/38017 – Erection of timber framed building for agricultural storage and livestock housing – planning permission granted 21/10/1999.
- K/046559 – New equestrian menage – planning permission granted 05/12/2003.
- Pre-application ENQ/2025/00675 – The Council gave feedback in relation to the proposed development – matters associated the principle of development, design, amenity, conservation, access, ecology and BNG, and drainage were discussed.
- PL/2026/01347 – Certificate of Lawful Use or Development: Existing Use or Development – Lawful Development Certificate for use of land and buildings as equestrian use – approved 14/05/2026.

4.5 Since the advice received in the pre-application (ref. ENQ/2025/00675), the scheme has been reduced in scale to ensure that the proposals are classified as minor development – the redline boundary has been reduced so the site now measures approximately 0.29 hectares, and the amount of turnout area has decreased, meaning the total proposed floorspace for the barn and turnout area combined is now 987 sqm.

5.0 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 5.2 The site falls within the Wiltshire Council administrative boundary. Wiltshire Council's Local Plan comprises the Wiltshire Core Strategy, as well as the Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, and Minerals and Waste policies.
- 5.3 The 'other material considerations' referred to in Section 38(6) of the Act would include the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), Planning Policy Statements (PPS), Planning Circulars, Policy Advisory Notes (PAN), relevant Supplementary Planning Guidance (SPG) or Supplementary Planning Documents (SPD) (emerging and adopted).
- 5.4 The emerging Local Plan for Wiltshire was submitted to the Secretary of State on the 28th November 2024 and in a response received by the Council on the 27th February 2026, the Inspectors set out two options for the Council to either withdraw the Local Plan from Examination or request that the Inspectors draft a final report recommending non-adoption. At a meeting of Full Council on the 19th May 2026, Councillors voted to withdraw the Wiltshire Local Plan Review from Examination. A Notice of Withdrawal of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 was issued dated the 22nd May 2026.

Development Plan

- 5.5 The Wiltshire Core Strategy was adopted in January 2015. The relevant policies from the Core Strategy include the following:
- **Core Policy 1 – Settlement Strategy** – This policy sets out the settlement strategy for the area and defines the roles of the principal settlements, market towns, local service centres and large and small villages.
 - **Core Policy 2 – Delivery Strategy** – This policy sets out the types of development that will be allowed outside the defined limits of development and at strategically important sites.
 - **Core Policy 50 – Biodiversity and Geodiversity** – All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.
 - **Core Policy 51 – Landscape** – Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon

landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

- **Core Policy 52 – Green Infrastructure** – Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.
- **Core Policy 57 – Ensuring High Quality Design and Place Shaping** - A high standard of design is required in all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- **Core Policy 58 – Ensuring the conservation of the historic environment** - Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.
- **Core Policy 60 – Sustainable Transport** - The Council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.
- **Core Policy 61 – Transport and New Development** - New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- **Core Policy 64 – Demand Management** - This policy states that demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

National Planning Policy Framework

- 5.6 The National Planning Policy Framework (NPPF) was updated in December 2024 with some slight amendments in February 2025, and sets out the Government’s planning policies for England. Central to this guidance is the clear direction that there should be a presumption in favour of sustainable development.
- 5.7 Paragraph 135 of the NPPF requires that decisions should ensure developments:
- Function well;
 - Add to the overall quality of the area for the lifetime of that development;
 - Are visually attractive in terms of:
 - Layout
 - Architecture
 - Landscaping
 - Are sympathetic to local character/history whilst not preventing change or innovation;

- Maintain a strong sense of place having regard to:
 - Building types
 - Materials
 - Arrangement of streets
 in order to create an attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.8 Paragraph 139 of the NPPF states that development that is not well designed should be refused, but that significant weight should be given to development that reflects local design policies and government guidance on design, and development of outstanding or innovative design, which promotes high levels of sustainability and raises the standard of design in the area, provided they fit with the overall form and layout of their surroundings.

5.9 Paragraph 189 of the NPPF states:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁶⁶. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

5.10 Paragraph 190 of the NPPF states:

“When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁷ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c)

any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

6.0 MAIN ISSUES AND OTHER MATERIAL CONSIDERATIONS

6.1 The main issues which apply to the consideration of this application are as follows:

1. Whether the principle of development is acceptable, considering:
 - The location, use and scale of the development, and
 - The site being within the North Wessex Downs National Landscape;
2. Whether there are any ecology impacts and has the 10% BNG requirement been met; and
3. Whether there are any other material considerations that apply to the development.

6.2 We will now go on to analyse these issues, set out the benefits, and consider any other issues associated with the scheme.

Issue 1: The Principle of Development

Location, use and scale of the development

- 5.11 The site is located outside of the settlement boundary for Baydon and is, therefore, considered to be in the countryside. Notwithstanding, the Site and wider area has an existing lawful equestrian use and development that has been established through the recent Lawful Development Certificate (ref. PL/2026/01347).
- 5.12 The development of a modest barn in this location, as proposed, is reflective of typical development associated with equestrian and other rural uses (e.g. agriculture and leisure) found in the countryside, and would be in line with the existing rural context.
- 5.13 In addition, the wider site already contains existing equestrian related structures. The proposed barn and turnout area has been purposefully positioned adjacent to these facilities to create a contained development, reflecting the existing character of the site and rural area, rather than sprawling across the site.
- 5.14 Furthermore, the proposed barn will enable a happy and content existence for the horses at the Site as a herd, with access to shelter and dry underfoot conditions. The need to be frequently visiting to turn out, bring in, muck out and move horses around is limited, and so is any disruption. More hay and feed could also be accommodated at any time, meaning reduced deliveries, and trips to and from the Site.
- 5.15 By turning over a small area to an all-weather turnout facility, the current loss of biodiversity across the site through having to turn the horses out on the grass paddocks in Autumn and Winter rendering it muddy very quickly through to spring when bare patches still exist

minimising biodiversity is also avoided. The horses will have a safe area to live together all winter with no damage to the land and environment, with what is lost in the change of surface being more than replenished through the naturally improved conditions across the site and the proposed new trees.

- 5.16 The proposed development is, therefore, considered appropriate at the application site in this context.

The Location within the North Wessex Downs National Landscape

- 5.17 The site lies within the North Wessex Downs National Landscape. Paragraph 190 of the NPPF sets out that ‘major development’ is not acceptable in National Landscapes unless there are exceptional circumstances and it can be demonstrated that the development is in the public interest.
- 6.3 The proposed floorspace of the barn is approximately 400 sqm, and the total floorspace of the proposed development with the turnout area measures 987 sqm. The application site also only extends to approximately 0.29 hectares. The proposals, therefore, represent ‘minor development’ and so Paragraph 190 of the NPPF is not triggered, and scale and extent of development has been limited.
- 6.4 Notwithstanding, it is recognised that Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes.
- 6.5 We do not consider that the proposals would have an adverse impact on the existing landscape and scenic beauty of the National Landscape, including views to and from the surrounding landscape, as the site is well screened by existing hedgerows around its boundaries.
- 6.6 Moreover, it is considered that the proposals will conserve and enhance the landscape and scenic beauty of the National Landscape through the better facilities for the horses all year round, meaning that the conditions across the site will naturally improve, as well as through the proposed tree planting as part of the biodiversity net gain strategy, which in addition to providing benefits for wildlife, will further limit views of the barn and turnout area, and maintain the area’s visual amenity and integrate the development into the surrounding landscape.
- 6.7 In addition and as mentioned previously, the need to be frequently visit the site to turn out, bring in, muck out and move the horses around is limited through the proposals, and so is any

disruption to the area and the land – the current damage to the land and environment will be prevented, allowing enhancements. More hay and feed could also be accommodated on site at any time, meaning reduced deliveries, and trips to and from the Site.

- 6.8 Overall, the scheme is not ‘major development’ (it falls within the definition of ‘minor development’), the scale and extent of development is limited, it is appropriate in the local context and reflects the character of the area, and it is clear that it conserves and enhances the landscape and scenic beauty in the National Landscape, which should be given great weight. It is, therefore, considered that the proposals accord with relevant paragraphs of the NPPF, including Paragraph 189, and associated policies of the Wiltshire Core Strategy.

Issue 2: Whether there are any ecology impacts and has the 10% BNG requirement been met

- 6.9 Core Policy 50 Biodiversity and Geodiversity states that all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.
- 6.10 A Preliminary Ecological appraisal prepared by Luscinia Ecology accompanies this application. Extended UK Habitat Classification Survey, hedgerow survey, Badgers: Visual Survey, Bats: Preliminary Roost Assessment (PRA) and Incidental observations (all dates on Site) surveys were carried out.
- 6.11 The report sets out that the site is of negligible ecological importance. There was no evidence of badgers on the site, the tree within the site was not suitable to support a bat roost, and the habitat within the site was assessed to be of low suitability for bat flight paths and foraging habitat.
- 6.12 A Biodiversity Net Gain Assessment report and metric prepared by Luscinia Ecology also accompanies this application. The BNG strategy includes tree planting to the north of the Site and around the edge of the proposed turnout area, with a total of 20 trees proposed. This will achieve a biodiversity net gain of 10.79%.
- 6.13 Furthermore, the current loss of biodiversity across the site through having to turn the horses out on the grass paddocks in Autumn and Winter rendering it muddy very quickly through to spring when bare patches still exist minimising biodiversity is avoided through these proposals – an improved operation will exist on site with no damage to the land and environment. Moreover, as well as the additional trees, the condition of the site will be able to improve naturally, thereby generating additional enhancements to biodiversity.

- 6.14 The site falls within the Kennett and Lambourn Floodplain SAC and the catchment of the Somerset Levels and Moors Ramsar site. Since the proposal is not for residential development, the matter of phosphorous discharge does not apply. As stated in the pre-application response, the proposals should be screened out of an Appropriate Assessment within the planning process.
- 6.15 Overall, the proposals will not have any adverse impacts on ecology. Through the proposed tree planting and improved condition of the site all year round, the proposed will generate enhanced biodiversity, improve habitats and vegetation, and benefit local wildlife. The proposals are, therefore, considered to accord with Policy 50 of the Core Strategy.

Issue 3: Whether there are any other material considerations that apply to the development

Heritage

- 6.16 Core Policy 58 ensuring the conservation of the historic environment states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.
- 6.17 There are no listed buildings within the boundary of the Site, with the closest being a Grade II Listed Building named 'Barn at Finches Farm, located approximately 300m to the north west of the Site, as shown in Figure 5 below.

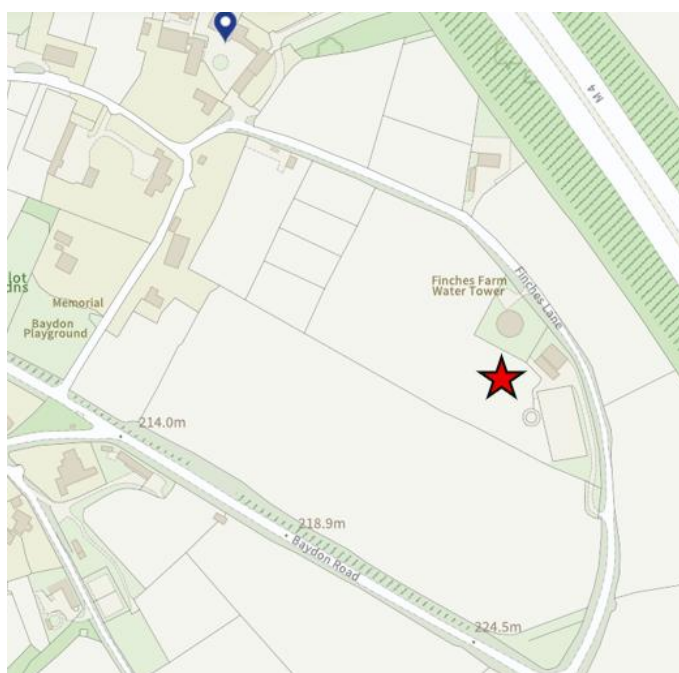


Figure 5. Historic England map search extract, site indicated in red

- 6.18 Given there are no Listed Buildings within the site, there is no direct impact on Listed Buildings, instead any impact would only be indirect e.g. by of a change in the setting of the heritage asset.
- 6.19 We, however, do not consider that there will be any adverse impact on the setting of this Listed Building or any other heritage asset due to the separation distance, since the barn will be of a modest scale, be in keeping with the surrounding context of the existing equestrian development and the character of a rural area, and there is screening provided by existing hedgerows along the edge of Finches Lane, which stretches between the site and the Listed Building. The proposed tree planting would also provide further screening.
- 6.20 The proposals are, therefore, considered to accord with Policy 58 of the Core Strategy.

Design

- 6.21 Core Policy 57 ensuring high quality design and place shaping sets out that a high standard of design is required in all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 3.11 The barn and turnout area will be positioned close to the existing equestrian facilities on the wider site, which reflects the context of the surrounding area, and creates a contained and focused development rather than sporadically across the site.
- 3.12 The position of the barn in close proximity to the existing buildings was supported by Officers in the pre-application response where it states *"In terms of location, the proposed barn is to be located near existing buildings which would be supported"*.
- 3.13 The floorspace of the barn is approximately 400 sqm, and with the addition of the turnout area, the total proposed floorspace measures approximately 987 sqm. The total development does, therefore, not exceed 1,000 sqm and the site area is only 0.29ha, so the proposal fall within the category of 'minor development'.
- 3.14 The proposal is, therefore, not excessive and reflects similar development in the immediate (the wider site) and surrounding area, and is considered to be proportionate in the local context.
- 6.22 Furthermore, the scale of the barn and turnout area is required to support the existing horses on site and enable them to live together as a herd, as nature intended. The proposal will also enable a happy and content existence for the horses, with access to shelter and dry underfoot conditions all year round, meaning no damage to the land and environment. The need to be

frequently visit the site to turn out, bring in, muck out and move horses around is limited, and so is any disruption. More hay and feed could also be accommodated at any time, meaning reduced deliveries, and trips to and from the Site.

- 6.23 The proposed materials include concrete panels, Yorkshire boarding and corrugated cement roof. An extract of the proposed elevations for the barn is shown in Figure 6 below.

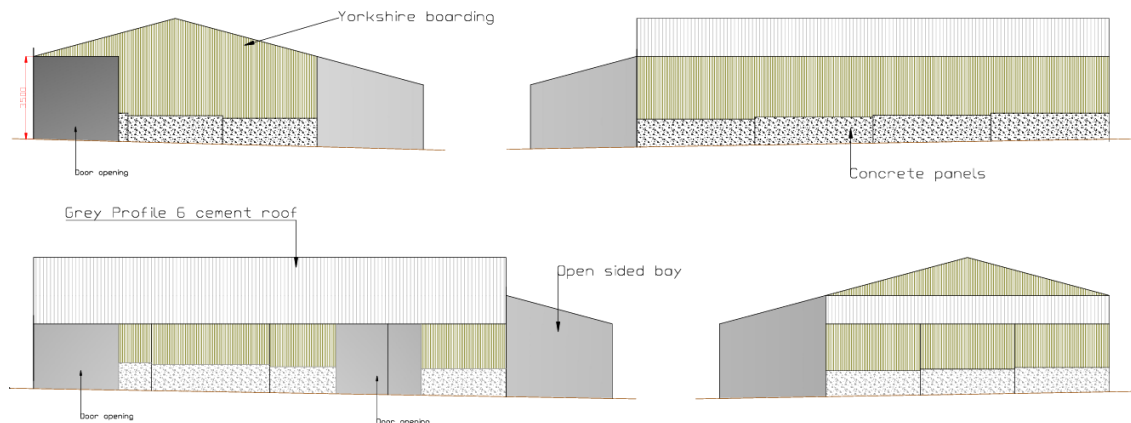


Figure 6. Extract of Proposed Elevations (prepared by Equestrian Blueprint)

- 4.1 It is considered that the design of the building is akin to the buildings on the wider site, and reflects the style, proportions and materials of other buildings in the surrounding area. This is considered to reflect the character of the local area and be suitable in the local context.
- 4.2 This is supported by the Officers view in the pre-application response, which states *“It is noted that the materials reflect the existing buildings which is to be welcomed.”*
- 4.3 The turnout area is proposed predominantly to the south of the barn and the surface of this will be a permeable material.
- 4.4 The building is designed to a high standard, and the proposal will be in keeping with the existing built form on the wider site and reflects the character of the area. The proposals are, therefore, considered to accord with Core Policy 57 of the Wiltshire Core Strategy.

Transport

- 6.24 Core Policy 61 Transport and New Development sets out that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. Notwithstanding, Paragraph 110 of the NPPF also sets out that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision-making.

- 6.25 The site, and current activities and operation, are accessed via the existing track from Finches Lane. This will continue to be the case for the proposals, with no changes to the access proposed.
- 6.26 Furthermore, the need to be frequently visit the site to turn out, bring in, muck out and move horses around will be reduced, and more hay and feed will be able to be accommodated on site at any time, meaning reduced deliveries, and trips to and from the site.
- 6.27 The access arrangement is, therefore, considered appropriate, and there will be no adverse impact on the local highway network. The proposals will, therefore, accord with Policies 60 and 61 of the Core Strategy.

Flood Risk & Drainage

- 6.28 The Site is located solely within Flood Zone 1 and is, therefore, at a low risk of flooding. Furthermore, the proposals are not anticipated to increase flood risk at the site or elsewhere, drainage will continue to operate as existing, and the surface of the turnout area will be a permeable material.

Amenity

- 6.29 Core Policy 57 ensuring high quality design and place shaping also sets out that proposals should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).
- 6.30 The proposals are positioned adjacent to existing equestrian development and there is no existing residential development immediately adjacent to the site. It is considered that there would be no impact on residential amenity or privacy for existing residents who live near the site, since the proposals are some distance from existing residents, minor in nature, and an addition and enhancement of the existing operation at the site. Notwithstanding, there are existing hedgerows and the proposed tree planting will collectively provide screening of the development.
- 6.31 Furthermore, the proposed barn would provide additional storage space, which will reduce the number of vehicle trips to and from the site, the enhanced facilities will mean that the management of the land will be reduced, and manure management will continue to managed

effectively. As a result, this will minimise any noise, traffic or other disturbance to nearby residents.

6.32 The proposal, therefore, accords with Policy 57 of the Core Strategy.

7.0 CONCLUSION

- 7.1 This full planning application is for the proposed erection of a barn and construction of a turnout area, and ancillary works at Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough (the site).
- 7.2 The site comprises a field and associated land for equestrian use, which is situated off Finches Lane, Baydon. The site contains an access track and grazing area, with an adjacent existing barn and menage.
- 7.3 The proposed scheme is located adjacent to the existing equestrian related structures at the site, and will support the existing lawful equestrian use and enable the existing horses to live together as a herd all year round with no damage to the land and environment.
- 7.4 The proposal will also deliver further benefits, which include fewer deliveries to the site as there will be a greater amount and more suitable storage, and the new facilities will mean the applicant does not need to visit the site as frequently. This will result in a reduced number of vehicles trips to and from the site.
- 7.5 An improved condition of the land will also exist across the site, particularly during the winter, which will be able to evolve naturally, and new tree planting to the north of the site and around the turnout area will also provide enhanced biodiversity in line with the Government's 10% target, as well as natural screening.
- 7.6 The proposal is not 'major development' (it falls within the definition of 'minor development'), the scale and extent of development is limited, it is appropriate in the local context and reflects the character of the area, and it is clear that it conserves and enhances the landscape and scenic beauty of the National Landscape.
- 7.7 We have set out that the proposals comply with the relevant policies of the Wiltshire Core Strategy and paragraphs the NPPF in all respects, and, therefore, conclude that planning permission should be granted for the proposed development.



grassroots PLANNING

Grass Roots Planning Ltd
Suites 9 & 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 grassroots-planning.co.uk