

20th July 2026

Ms Hilary Quixley
Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire

via email: hilary.quixley@wiltshire.gov.uk

Dear Ms Quixley,

Application Ref: PL/2025/09448
Goat Barn, Baydon Manor Farm, Marridge Hill - Further Representation

I write further to my objection dated 2 January 2026 following the submission of additional information by the applicant during June 2026. Again, I have taken advice from a professional planning consultant due to my concerns regarding this proposed development.

I have carefully reviewed the Structural Inspection, revised site layout, Arboricultural Report and the Addendum to the Planning and Heritage Statement. Whilst I welcome the submission of further information, I remain firmly of the view that the proposal should be refused. My fundamental concerns are (a) the harm that would be caused to a tranquil setting within a protected landscape, and (b) allowing a new house in an isolated location within the open countryside, and for the purposes of paragraph 84 of the NPPF.

I do not intend to repeat the points made in my previous representation. Instead, I offer the following comments on the additional documents submitted, which I trust will be of assistance with your decision making.

Revised Site Layout

The revised site layout clarifies the extent of the proposed domestic curtilage and, in doing so, reinforces concerns previously expressed regarding the effect upon the landscape.

Although the plans indicate meadow grass and wildflower planting, the proposed residential curtilage remains exceptionally large in relation to the modest footprint of the Goat Barn. The substantial parking and turning area, together with the extensive front garden, would inevitably create a domestic setting that is considerably different from the existing agricultural character of the site.

Once occupied, there would be nothing to prevent the introduction of typical domestic paraphernalia such as garden furniture, play equipment, trampolines, lighting, washing lines etc across this extensive curtilage. Collectively these would introduce an urbanising influence into what is currently a tranquil agricultural setting within the North Wessex Downs National Landscape.

The revised plans also retain an existing outbuilding within the application site. However, no explanation has been provided regarding its future use. This uncertainty makes it difficult to properly assess the proposal or understand the long-term character of the site and the potential impact on the amenity of my neighbouring property.

For these reasons I remain of the opinion that the proposal conflicts with Core Policy 48(ii), as the residential use would materially detract from the character and appearance of both the immediate landscape and the wider National Landscape.

Addendum to the Planning and Heritage Statement

Whilst the Addendum seeks to address Core Policy 48, a number of its conclusions are not supported by the evidence.

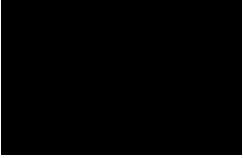
The Addendum relies heavily on Class Q permitted development rights as demonstrating the Government's support for agricultural building conversions. However, Class Q is not applicable within National Landscapes. This exclusion is deliberate and reflects the greater protection afforded to these nationally important landscapes. It is therefore difficult to attach any weight to the applicant's reliance upon Class Q as justification for the current proposal. The application must instead be assessed against Core Policy 48, which requires the Council to consider whether the conversion can be achieved without major rebuilding and whether it would preserve the character of the landscape.

The suggestion that Core Policy 48 should be afforded only limited weight is also difficult to accept. Whilst housing policies may be affected by the Council's housing land supply position, the policy tests relating to the conversion of rural buildings and the protection of the National Landscape remain directly relevant to the determination of this application. The proposal must still demonstrate compliance with Core Policy 48 and the requirements of the NPPF relating to designated landscapes. In my opinion, it has not done so.

The Addendum concludes that the proposal satisfies Core Policy 48(i) because a Structural Survey demonstrates that major rebuilding is unnecessary. For the reasons set out below, I do not believe that conclusion follows from the report itself. The inspection simply confirms that the structural frame is capable of repair; it does not demonstrate that the overall residential conversion can be achieved without substantial rebuilding and alteration.

In relation to Core Policy 48(ii), the Addendum states that there has been no objection from neighbouring residents regarding residential amenity. This is incorrect as I have submitted a detailed objection to the application which include concerns regarding the effects of the proposed development into this sensitive rural location. Whilst writing, I felt it would be helpful to provide a photograph to illustrate the close proximity to my property which is clearly visible from my garden. Whilst this has never given rise to concern in its current agricultural form, the proposed change to a dwelling would inevitably alter the relationship between the two properties.





With regard to Core Policy 48(iv), I remain unconvinced that the site has reasonable access to local services. The Addendum states that Aldbourne is approximately two miles away and benefits from hourly bus services. This is not the case. The site is undeniably in an isolated location, at the end of a non through road. The nearest bus stops are located on the B4192, well over two miles from the application site along a steep rural road with no footways. Furthermore, the application site is approximately 3.2 miles by road from Aldbourne itself. Any reference to two miles appears to rely upon an “as the crow flies” measurement rather than an actual travelling distance.

The bus services themselves are infrequent, not hourly from this location and, in any event, cannot realistically be accessed on foot from the site. The development would therefore remain entirely dependent upon private car travel.

The Addendum also relies upon the Council's current housing land supply position in support of the proposal. I recognise that this may affect the weight to be given to certain development plan policies and may engage the presumption in favour of sustainable development. However, even if the Council concludes that paragraph 11(d) of the NPPF is engaged, that does not automatically justify planning permission. The NPPF continues to require great weight to be given to conserving and enhancing landscape and scenic beauty within National Landscapes, and paragraph 84(c) only supports the re-use of isolated buildings where the development would enhance their immediate setting. For the reasons set out in this letter, I respectfully suggest that this proposal fails that test.

Furthermore, paragraph 11(d) of the Framework must be read alongside footnote 7, which recognises that policies protecting National Landscapes may provide a clear reason for refusing planning permission.

NPPF Paragraph 84

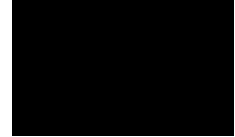
The Addendum also relies upon paragraph 84 of the National Planning Policy Framework. If the Council concludes that this is indeed an isolated building for the purposes of paragraph 84 (which I feel is clearly the case), then the proposal must also satisfy the requirement that the re-use of the building enhances its immediate setting.

In my opinion, insufficient evidence has been provided to demonstrate any such enhancement. The proposal would introduce a substantial domestic curtilage, extensive parking and turning areas, domestic activity and associated paraphernalia into an otherwise peaceful agricultural setting within the National Landscape. These changes would urbanise not enhance the immediate surroundings. Consequently, if paragraph 84 is engaged, I respectfully suggest that the proposal fails to satisfy its requirements.

Since submitting my original objection, I have become aware of a recent appeal decision which I respectfully suggest is of direct relevance to the Council's assessment of this application (Appeal Ref: APP/C3105/W/25/3374960, decision dated 16 March 2026) (attached).

In that case, the Inspector accepted that the proposal involved the re-use of rural buildings in an isolated countryside location and considered the application against paragraph 84(c) of the National Planning Policy Framework. Importantly, the Inspector concluded that even if the buildings were regarded as redundant and disused, the proposal did not benefit from the support of paragraph 84(c) because it failed to enhance the immediate setting of the buildings.

The same reasoning applies here. The Goat Barn occupies a genuinely isolated and tranquil location within the North Wessex Downs National Landscape. The proposal would certainly introduce a substantial domestic curtilage, extensive parking and turning areas, domestic activity, lighting and



other residential paraphernalia into what is currently an agricultural setting. In my opinion, these changes would urbanise rather than enhance the immediate setting of the building.

Unlike the appeal site, this proposal also lies within a nationally designated landscape where the conservation and enhancement of natural beauty attracts great weight. I therefore respectfully suggest that the proposal fails to satisfy the requirements of paragraph 84(c) of the Framework and should not benefit from the policy support that the applicant seeks to rely upon.

Structural Inspection

Paragraph 3.6 of the original Planning and Heritage Statement referred to a Structural Survey that was apparently already in existence. It is therefore surprising that the Structural Inspection is dated 28 June 2026, over six months after the application was submitted and only following requests for the report to be made available.

Whilst the report concludes that the building is capable of repair, this is not the same as demonstrating compliance with Core Policy 48(i). The report is expressly described as an initial visual inspection and confirms that no trial pits, opening-up works or foundation investigations have been undertaken. Given the age and traditional timber construction of the Goat Barn, it cannot reasonably establish the full extent of structural intervention required to facilitate residential conversion.

The report identifies a range of structural repairs, including splice repairs to timber posts, repairs to decayed structural members, strengthening of roof timbers and further detailed structural design before conversion can proceed. These works must also be considered alongside the extensive architectural alterations proposed, including enclosing the open elevations, replacing the roof and inserting numerous new openings.

The relevant test under Core Policy 48(i) is whether the building can be converted without major rebuilding and only through modifications necessary to preserve its character. In my view, the Structural Inspection does not demonstrate that this test has been satisfied, and when considered alongside the proposed architectural works, the overall extent of intervention appears to go well beyond the modest conversion envisaged by the policy.

Heritage

The Addendum refers to comments made by the Case Officer regarding the historic merit of the Goat Barn. Given those conclusions, I would be grateful if the Council could confirm whether the Conservation Officer has formally assessed the application and, if so, that those comments are taken into account in determining the application.

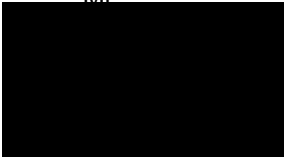
Ecology

Finally, I note that the Council's Ecologist previously advised that the application should not be determined until a Preliminary Ecological Appraisal had been undertaken and that any recommended mitigation and enhancement measures should be incorporated into the submitted plans.

The ecological advice referred to measures including provision for barn owls together with bird and bat boxes, bricks or tiles.

Whilst additional ecological information may now have been submitted, I can find no amended drawings demonstrating how those recommendations would actually be delivered as part of the approved development. I would therefore ask that this matter is resolved before any determination is made.

Mr



Conclusion

Whilst I appreciate the additional work undertaken by the applicant, I do not consider that the further information addresses the concerns previously raised, and my fundamental concerns regarding the harm to a protected landscape.

For the reasons set out above, I consider that the proposal fails to demonstrate compliance with Core Policy 48 and does not satisfy the requirements of paragraph 84(c) of the National Planning Policy Framework. Even if the Council considers that the presumption in favour of sustainable development is engaged, the proposal would introduce significant harm to the character and appearance of the North Wessex Downs National Landscape without enhancing its immediate setting. I therefore respectfully request that planning permission is refused.

Yours faithfully,

Mr N. Uglow

Encs