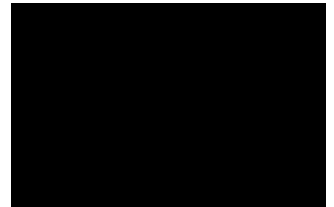


Planning Application PL/2026/04355
Manorfield Farm, Manningford Abbots, SN9 6HY

Comments on proposed Gymnasium

From Mr A & Mrs C Mortimer

12 August 2026



Dear Mr James,

Thank you for your letter of 23 July advising us of the proposed erection of a “Gym” to be used in association with the approved dwelling at Manorfield Farm.

As adjacent neighbours to the proposed addition to this development we have the following concerns and comments.

1. Use in association with approved dwelling

This proposal if approved should have a condition applied to the effect that the building cannot be used as a dwelling, Airbnb, holiday home etc. and can only be used by the occupiers of the approved dwelling on the site and their personal guests. An express exclusion of any commercial use may be appropriate.

2. Impact on the surroundings

The “planning Statement” claims that the proposed building “will not be noticeable in the landscape”. This is despite the large size for a domestic gym at 65 square metres, and tall ridge roof at 5.4 m.

The building will be visible and noticeable from neighbouring properties Abbotswood, The Manor and Corner Cottage. This is especially likely from parts of their surrounding land, depending on the elevation, and from the windows of those properties. It is unclear from the supplied drawings whether the approved or proposed landscaping will obscure the view of the proposed building from those viewpoints. Perhaps the Gym could be located to the south of the main house and closer to the southern elevation of the house to reduce visibility from the neighbouring properties? Perhaps more considered screening?

A photograph is attached to the end of this letter, taken from the garden of Abbotswood.

3. Existing screening for nearby footpath

The Planning Statement mentions the presence of an existing Hawthorn hedge between the proposed building and the nearby footpath Manningford 16, which is well used. The hedge is claimed to provide good screening, but Hawthorn is deciduous, and the hedge is currently not maintained and rather overgrown. In future when neatly trimmed in keeping with the rest of the property the hedge will probably be shorter in height, narrower in width and fairly transparent in winter. The building will be visible to users of the footpath.

4.Drainage and sewage

In the Application Form the question about disposal of foul waste is answered “unknown”. This seems peculiar, at this stage in the development perhaps there should be a plan for disposal of foul waste and surface water from a substantial property. We anticipate that a small sewage treatment plant will be installed, as there is no main sewer available to properties in Manningford Abbots. It is possible that the water from this will be discharged into the roadside ditch near the site entrance, along with rainwater from the roof and the hard landscaping. However, Manningford Abbots and particularly the lane serving the new dwelling have had multiple issues recently with surface water on the road and blocked or damaged ditches. Wiltshire Council have recently cleared the roadside ditch and culverts adjacent to the site. If the property relies on the roadside ditch to carry waste water to the river, who will be responsible for maintaining it and the culverts?

5. Habitat Enhancement Strip – Reptile refuge

The “Block Plan” shows the Habitat Enhancement strip and reptile refuges as described in the conditions applied to the approved plan for the house. This habitat strip is adjacent to our southern boundary fence. Will this habitat enhancement strip be maintained long term by the owners of the property?

Thank you for taking our comments into account.

Yours sincerely,

Andy and Carol Mortimer,



Photograph of new dwelling at Manorfield Farm from Abbotswood, 11 August 2026

