

Appeal 6016687

## Appeal questionnaire

Submitted on 1 October 2026.

|                       |                                                                    |
|-----------------------|--------------------------------------------------------------------|
| Appeal type           | Full planning                                                      |
| Appeal site           | Barn at Lively Farm, West Ashton, Trowbridge, BA14 6AU             |
| Agent contact details | Mark Doodes MRTPI<br>admin@markdoodesplanning.co.uk<br>01865600555 |
| Application number    | PL/2026/02193                                                      |

### Constraints, designations and other issues

|                                                  |                                                                                                                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is a planning appeal the correct type of appeal? | Yes                                                                                                                                                                                  |
| Changes a listed building                        | No                                                                                                                                                                                   |
| Affects a listed building                        | No                                                                                                                                                                                   |
| Affects a scheduled monument                     | No                                                                                                                                                                                   |
| Conservation area                                | No                                                                                                                                                                                   |
| Protected species                                | Yes                                                                                                                                                                                  |
| Green belt                                       | No                                                                                                                                                                                   |
| Is the site in a national landscape?             | No                                                                                                                                                                                   |
| Designated sites                                 | Other<br>Trowbridge and Westbury Bat Mitigation Strategy (TWBMS), Bath and Bradford on Avon Bat Special Area of Conservation (SAC), Salisbury Plain Special Area of Protection (SPA) |
| Tree Preservation Order                          | No                                                                                                                                                                                   |
| Gypsy or Traveller                               | No                                                                                                                                                                                   |
| Public right of way                              | No                                                                                                                                                                                   |

### Environmental impact assessment

|                                                             |       |
|-------------------------------------------------------------|-------|
| <b>What is the development category?</b>                    | Other |
| <b>Issued screening opinion</b>                             | No    |
| <b>Did the applicant submit an environmental statement?</b> | No    |

## Notifying relevant parties

|                                                                                       |                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>List of neighbours' addresses that you notified about the application</b>          | <a href="/document/eb57ff9c-db4e-4421-9319-46c88438cdd9">List of Consultees &amp; Neighbours.pdf (/document/eb57ff9c-db4e-4421-9319-46c88438cdd9)</a>                                                                                                                                                        |
| <b>Type of notification</b>                                                           | A site notice<br>Letters or emails to interested parties                                                                                                                                                                                                                                                     |
| <b>Uploaded site notice</b>                                                           | <a href="/document/3c9bf627-4b77-4042-bb32-ed122d9e73e9">Site Notice.pdf (/document/3c9bf627-4b77-4042-bb32-ed122d9e73e9)</a>                                                                                                                                                                                |
| <b>Letter sent to neighbours</b>                                                      | <a href="/document/547c8e2a-ee8a-4df5-8f45-7303a7615d36">Neighbour Consultation letters.pdf (/document/547c8e2a-ee8a-4df5-8f45-7303a7615d36)</a>                                                                                                                                                             |
| <b>Upload the appeal notification letter and the list of people that you notified</b> | <a href="/document/0dce8ec5-51c3-46d6-96cf-4a211afbe836">Appeal - Notification of Written Reps Part 1 Appeal.pdf (/document/0dce8ec5-51c3-46d6-96cf-4a211afbe836)</a><br><a href="/document/08a0a63b-0107-4a90-bb0d-c30151fd8adb">Distribution list.pdf (/document/08a0a63b-0107-4a90-bb0d-c30151fd8adb)</a> |

## Consultation responses and representations

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Statutory consultees</b>                                  | Yes<br>Highways Department<br>West Ashton Parish Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Responses or standing advice to upload</b>                | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Upload the consultation responses and standing advice</b> | <a href="/document/451068fe-9d1c-4dc0-9cd2-072d40ba3c70">Called in to Planning Committee.pdf (/document/451068fe-9d1c-4dc0-9cd2-072d40ba3c70)</a><br><a href="/document/11389aae-e6c2-44b9-9d78-c26e31d53b7c">West Ashton Parish Council.pdf (/document/11389aae-e6c2-44b9-9d78-c26e31d53b7c)</a><br><a href="/document/45e8039a-6f9e-4684-8994-c31b61080e1a">Ecology.pdf (/document/45e8039a-6f9e-4684-8994-c31b61080e1a)</a><br><a href="/document/a7503db8-a016-405c-bf58-d8bc08a3255b">Consultation responses and representations.pdf (/document/a7503db8-a016-405c-bf58-d8bc08a3255b)</a> |
| <b>Representations from other parties</b>                    | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Upload representations from other parties</b>             | <a href="/document/17611545-bdd5-495a-ac60-f5f302aed345">Consultation responses and representations.pdf (/document/17611545-bdd5-495a-ac60-f5f302aed345)</a>                                                                                                                                                                                                                                                                                                                                                                                                                                   |

# Planning officer's report and supporting documents

|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Upload planning officer's report                                        | <a href="/document/37c2297f-1fbc-4d30-a9a1-440a734958cc">Officers report.pdf (/document/37c2297f-1fbc-4d30-a9a1-440a734958cc)</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Do you have any relevant policies from your statutory development plan? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policies from statutory development plan                                | <a href="/document/a7943d20-04ab-4764-9eeb-0738cf95b764">West Ashton NDP 2018-2026 (Made - June 2021).pdf (/document/a7943d20-04ab-4764-9eeb-0738cf95b764)</a><br><a href="/document/5fef933a-1544-4bae-8901-24fbfc15e18d">Wiltshire Core Strategy - 00 Front Page.pdf (/document/5fef933a-1544-4bae-8901-24fbfc15e18d)</a><br><a href="/document/a6ffa25c-ffdf-4485-baea-660a15370b60">Wiltshire Core Strategy - Core Policy 51 Landscape.pdf (/document/a6ffa25c-ffdf-4485-baea-660a15370b60)</a><br><a href="/document/263a239d-265f-4a7a-ab1b-dd2450dd64ef">WILTSH~1.PDF (/document/263a239d-265f-4a7a-ab1b-dd2450dd64ef)</a>                                                                                                                           |
| Emerging plans                                                          | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Do you have any other relevant policies?                                | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Upload any other relevant policies                                      | <a href="/document/5427f4e9-fbd0-4de3-a2b7-5485bef924fb">Suggested conditions and Heads of Terms .pdf (/document/5427f4e9-fbd0-4de3-a2b7-5485bef924fb)</a><br><a href="/document/ad70a59b-1ab5-4926-a295-8576f0c8965f">Trowbridge Westbury Bat Mitigation Strategy - July 2025 1.pdf (/document/ad70a59b-1ab5-4926-a295-8576f0c8965f)</a><br><a href="/document/0dce4a5f-3372-4784-9a5d-8e4b9f61ba6c">Trowbridge Westbury Bat Mitigation Strategy - July 2025 Maps.pdf (/document/0dce4a5f-3372-4784-9a5d-8e4b9f61ba6c)</a>                                                                                                                                                                                                                                 |
| Supplementary planning documents                                        | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Upload supplementary planning documents                                 | <a href="/document/326ed641-7f26-4d90-855b-04f3c59e604b">ltp3-cycling-strategy.pdf (/document/326ed641-7f26-4d90-855b-04f3c59e604b)</a><br><a href="/document/b6faa524-1865-4d4b-8248-47a8e3cf4bc9">WiltshireDesignGuide.pdf (/document/b6faa524-1865-4d4b-8248-47a8e3cf4bc9)</a><br><a href="/document/bf2f75dc-bd05-4cc2-88bf-c48284efed41">WILTSHIRE LOCAL TRANSPORT PLAN 2011-2026.pdf (/document/bf2f75dc-bd05-4cc2-88bf-c48284efed41)</a><br><a href="/document/d3d69a90-662a-48fa-b956-cf78ca462fb2">ltp-car-parking-strategy-2015-march.pdf (/document/d3d69a90-662a-48fa-b956-cf78ca462fb2)</a><br><a href="/document/89671647-c4c6-45bd-93ce-e5969671d424">waste-core-strategy-2009-july.pdf (/document/89671647-c4c6-45bd-93ce-e5969671d424)</a> |
| Community infrastructure levy                                           | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Upload your community infrastructure levy                               | <a href="/document/d16db1b5-4365-467f-85d1-1ca1ab5c2eb1">Wiltshire CIL Charging Schedule May 2015.pdf (/document/d16db1b5-4365-467f-85d1-1ca1ab5c2eb1)</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Community infrastructure levy formally adopted</b>                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Date community infrastructure levy adopted</b>                                 | 18 May 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site access</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Access for inspection</b>                                                      | Yes<br>To view the proposal in its context. The site cannot be seen from the road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Will the inspector need to enter a neighbour's land or property?</b>           | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Potential safety risks</b>                                                     | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Appeal process</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Procedure type</b>                                                             | Written representations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Appeals near the site</b>                                                      | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other appeal</b>                                                               | 6013972                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Extra conditions</b>                                                           | Yes<br>Please see text attached to the questionnaire in the policy section. There are too many characters for this box.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Have there been any significant changes that would affect the application?</b> | <p>National policy change<br/>NPPF update for appeal ref. 6016687</p> <p>Barn at Lively Farm, West Ashton – LPA ref. PL/2026/02193</p> <p>The new NPPF (August 2026) sets out new development management policies, a number of which are relevant to this planning application/appeal assessment. The most important policy change is the removal of paragraph 11d) and instead replaces it with a presumption in favour of development under policy S3 and adds a new policy S5 that supports proposed development outside of settlements in certain cases. Policy S5 effectively establishes a principle of a plan led approach for sites on edges of settlements.</p> <p>The new NPPF confirms that where there is conflict with local development plan policies and where there is a 5year supply shortfall, the NPPF policies take precedence with more weight to be afforded to them and very limited weight to be afforded to local development plan</p> |

policies that conflict with them.

The officer report shows that this case relies on a Class Q fall-back position, and therefore is unaffected by the above changes.

### Neighbourhood Plan Protection

The new NPPF replaces former paragraph 14 with Policy S6. The policy continues to afford protection to neighbourhood plans where they are less than five years old and contain allocations sufficient to meet identified housing needs.

Accordingly, the neighbourhood plan weight and protection remain unchanged.

### Design & Efficient Use of Land

Policies L2 and L3 continue to promote the efficient use of land and appropriate densities that respond to local context and site characteristics. This encourages the reuse and conversion of buildings, which is what the Class Q approval achieved. The replacement of the barn with 2No. new build dwellings would not necessarily be supported by these policies.

Detailed design and placemaking matters are addressed through Policies DP3 and DP4. These policies reinforce the assessment that the proposed dwellings would be of poor design, not reflective of the local character and would be inappropriate within this rural area with its agricultural character.

Therefore, the conclusions of the officer report are unaffected by these changes.

### Amenity

Policy L2 and Policies P1-P3 continue to require acceptable living conditions for future occupiers, including consideration of daylight, sunlight, privacy, amenity space and environmental effects.

These policy requirements do not materially alter the assessment contained within the officer report, and the conclusions remain unchanged.

### Highways

Policies CC2, TR3 and TR4 continue to support sustainable patterns of movement, including improvements to walking, cycling, wheeling, public transport and infrastructure for zero-

emission vehicles.

Policy TR6 retains the established test that planning permission should only be refused where there would be a severe impact on the transport network or an unacceptable impact on highway safety.

The officer report has already considered these matters and the highways assessment remains unchanged.

### Drainage

The revised NPPF places greater emphasis on climate change mitigation and adaptation through Policies CC2 and CC3, alongside flood risk and sustainable drainage policies F4-F8.

Of particular relevance, Policy CC3 now requires substantial weight to be given to measures that improve resilience to climate change impacts. This represents an increase in positive weighting compared with the previous framework where sites deliver improved drainage.

The drainage and flood risk conclusions within the officer report remain unchanged, and a relevant condition has been suggested.

### Landscape and Biodiversity

Policies N2 and N3 continue to require consideration of landscape character, countryside impacts, and the protection of trees.

The officer report already addresses these matters comprehensively, and the conclusions remain unchanged.

Similarly, there are no substantive policy changes affecting biodiversity considerations. Ecological mitigation and enhancement measures could be secured through planning conditions and continue to satisfy national policy requirements.

The site sits within the Trowbridge and Westbury Bat Mitigation Strategy zone and a legal agreement would be required in the event of the appeal being allowed. This has been stated in the suggested conditions document.

### Overall Conclusion

The policy changes do not undermine the

conclusions of the officer report, nor do they undermine the reasons for refusal.

## Original Evidence

**Did the applicant submit a design and access statement with the application?** No

**Did the applicant submit plans and drawings with the application?** Yes

**Upload the plans and drawings submitted with the application**

[Height Plan \(With Note\).pdf \(/document/547951c0-462d-4adc-a5eb-2b9a792fa479\)](#)  
[Site Layout Plan - Existing.pdf \(/document/5c5ece05-9b50-4efe-9936-3210bb25fe9b\)](#)  
[Application Form.pdf \(/document/153d9e85-5cb0-4066-b817-4e77eceaebd0\)](#)  
[Proposed Plans.pdf \(/document/3ab9c23f-0d5e-4806-934e-50b2e9af0b9e\)](#)  
[Class Q Floorplans and Elevations \(As Approved\).pdf \(/document/c2a75d21-8ea2-499e-8170-927997c1a039\)](#)  
[Site Location Plan.pdf \(/document/492853ab-dfc6-4828-a60e-a0645c992f72\)](#)  
[Site Layout Plan - Proposed.pdf \(/document/77e2421f-fc64-429b-a080-a17d5e9de33e\)](#)  
[Topographical Survey.pdf \(/document/1afd0067-3631-412a-b4c2-aa5959fc8db8\)](#)  
[Planning Statement.pdf \(/document/ddbf0d1e-014e-49d4-a49f-b90f44b2c8ea\)](#)  
[Preliminary Ecological Appraisal.pdf \(/document/28da1479-808d-4a83-8ebf-c1313fb5c0b1\)](#)  
[Layout Plan with Levels.pdf \(/document/4678601f-2c22-4b03-a221-e3f5c3719795\)](#)  
[Covering Letter.pdf \(/document/ffcaf50b-eb67-489e-9cfd-f0463bf4a7f2\)](#)

**Did the applicant submit any other documents with the application?** No

**What documents and plans did you use to make your decision?**

Application Forms, Drawing Nos. 01 Rev A (Location Plan), Topological Survey, 05 Rev B (Approved Class Q Plans), 05 Rev C (Site Layout Plan – Proposed), 02 Rev B (Site Layout Plan – Existing) received on 1st April 2026  
Drawing No. 06 Rev B (Proposed Plans) received on 15th April 2026