



**North Wessex
Downs
National
Landscape**

Wiltshire Council

{Email}

North Wessex Downs AONB

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3rd September 2026

Dear Joe Leesam

RE: PL/2026/02813 Land SE of Manton Park Farmhouse, Manton. Erection of equestrian trainer house to replace previous house approved under K/36070/0

Thank you for consulting with us and apologies for the delay.

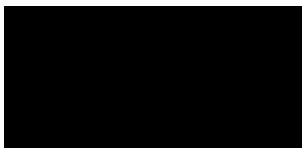
This site has had multiple applications approved for workers accommodation but have not been built out which suggest the need that which was expressed in the original application was not an accurate representation.

Equestrian stables/studs are part of the North Wessex Downs and are integrate into the landscape and economy, however development associated with them can have significant effects on the Natural Beauty of the NL and therefore needs to take a sensitive approach and demonstrate a clear need that cannot be met elsewhere locally. The North Wessex Downs objects to the current proposal due to the scale, massing and design of the structure and due to the lack of a needs assessment.

The application proposes a large 5 bed executive dwelling set away from the stables and other accommodation. The last application approved on the site proposed an amendment to the hostel accommodation to 3 cottages; this would ensure sufficient staff are on site to deal with any emergencies that arise. Our management plan encourages a landscape led approach, the scale and massing of this dwelling is not reflective of this and appears as a scaled down Georgian mansion which is not characteristic of this landscape character area.

We do not agree with the Councils landscape officer that the changes conserve and enhance the NL. The building being set within a block of woodland suggests harm as the house is being hidden from view, this will only be of benefit during the summer months when trees are in leave. A building would be visually improved by being adjacent to existing buildings to help break up its form. Spreading buildings out can create a clutter effect which can have a harmful effect on local rural character.

Kind regards



Rebecca Davies
Principal Landscape and Planning Officer
North Wessex Downs Area of Outstanding Natural Beauty