

APPLICATION FOR FULL PLANNING PERMISSION OFFICER REPORT

Date of Meeting	15 th October 2026
Application Number	PL/2026/02813
Site Address	Land southeast of Manton Park Farmhouse, Manton, Marlborough, SN8 4HB
Proposal	The erection of an equestrian trainer's house in place of trainer's house with extant planning permission on nearby site (K/36070/O and subsequent reserved matters K/045156/R relate). To include driveway and parking and associated works.
Applicant	Hadleigh Agriculture Ltd.
Town/Parish Council	Preshute CP
Electoral Division	Marlborough West ED
Type of application	Full planning permission
Case Officer	Joe Leesam
Reason for the Application being reported to Planning Committee	Application called in by Cllr Davies if recommended for approval.

RECOMMENDATION: Subject to completion of a legal agreement securing the permanent relinquishment of the extant trainer's house entitlement, planning permission be **GRANTED** subject to the conditions set out below.

1 EXECUTIVE SUMMARY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks full planning permission for a five-bedroom equestrian trainer's house, driveway, parking and associated works within the North Wessex Downs National Landscape. The site lies outside a defined settlement boundary, where new residential development would ordinarily conflict with the spatial strategy of the Development Plan.

Significant weight is nevertheless afforded to the extant permission for a trainer's house elsewhere within the Manton Estate. The current proposal is not a like-for-like relocation of the approved building and has therefore been assessed on its own merits. Any permission would be subject to a legal agreement permanently preventing implementation of the extant trainer's house entitlement.

The principal issue is the effect upon the North Wessex Downs National Landscape. The National Landscape Partnership and Preshute Parish Council object, while the Council's Landscape Officer raises no objection following revisions to the design, siting and relationship with Public Footpath PRES27. Officers identify moderate localised landscape harm but conclude that the restricted wider visibility, existing woodland framework, revised design, proposed landscape enhancement and relinquishment of the fallback permission are sufficient to outweigh that harm.

No objections are raised by highways, rights of way, ecology or archaeology, subject to conditions and informatives. The proposal would be subject to mandatory Biodiversity Net Gain and archaeological investigation requirements.

On balance, the material considerations identified are considered sufficient to justify approval notwithstanding the proposal's countryside location, subject to completion of the legal agreement and imposition of the recommended conditions.

2 PLANNING CONDITIONS

The application is acceptable, subject to the conditions included within this report, covering the following matters:

- Commencement and approved plans
- External materials
- Detailed landscaping and long-term maintenance
- Ecological safeguards and enhancements
- External lighting
- Archaeological investigation and recording
- Occupation by a person employed or engaged in the care or training of horses
- Removal of permitted development rights four outbuildings and boundary treatments

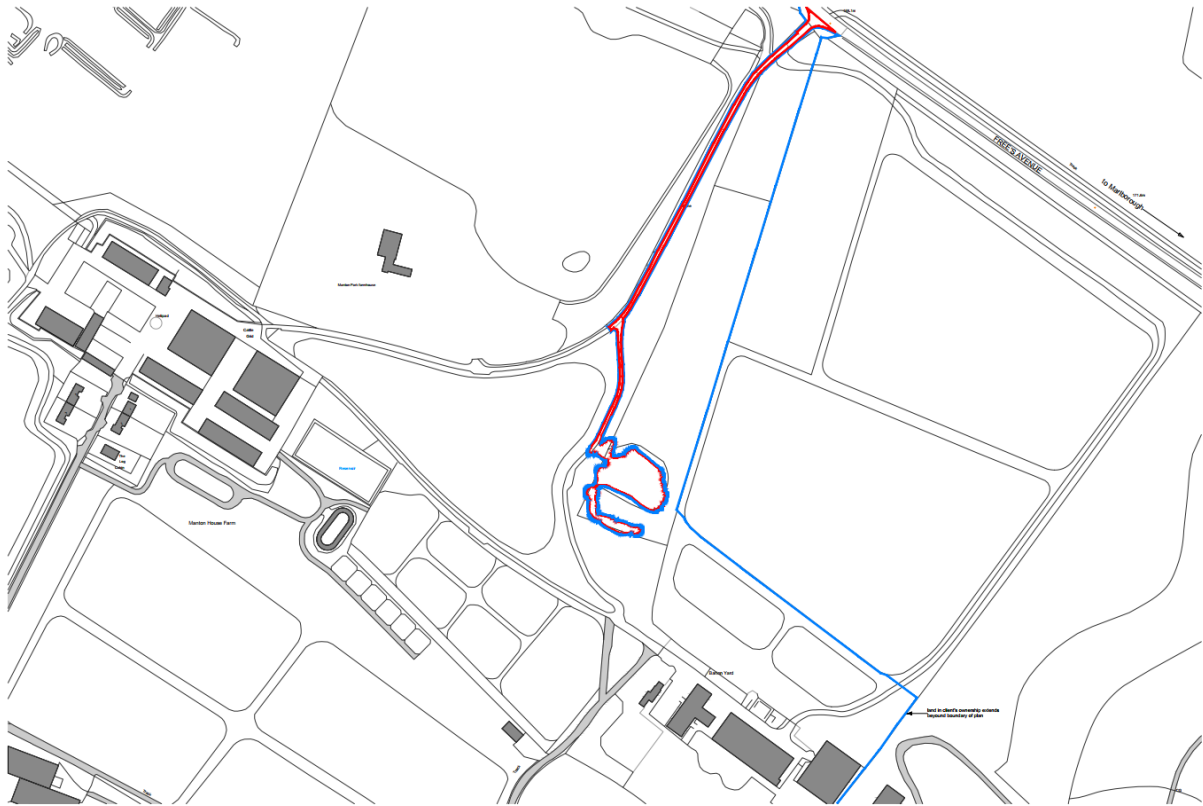
3 PUBLIC SECTOR EQUALITY DUTY (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

4 SITE AND SURROUNDINGS

4.1 Site location



4.2 Site description

The application site comprises a small area of managed grassland within a clearing at the southern end of an established woodland belt on the wider Manton Estate. Mature trees enclose the site to the north, east and south, while its western side adjoins an estate access track followed by Public Footpath PRES27.

The surrounding area is characterised by open downland, woodland blocks, equestrian infrastructure and dispersed estate-related development. The site lies wholly within the North Wessex Downs National Landscape, outside any defined settlement boundary.

Available mapping identifies the land as Agricultural Land Classification Grade 3, without distinguishing between sub-grades 3a and 3b. The site lies within Flood Zone 1.

4.3 Site Photographs

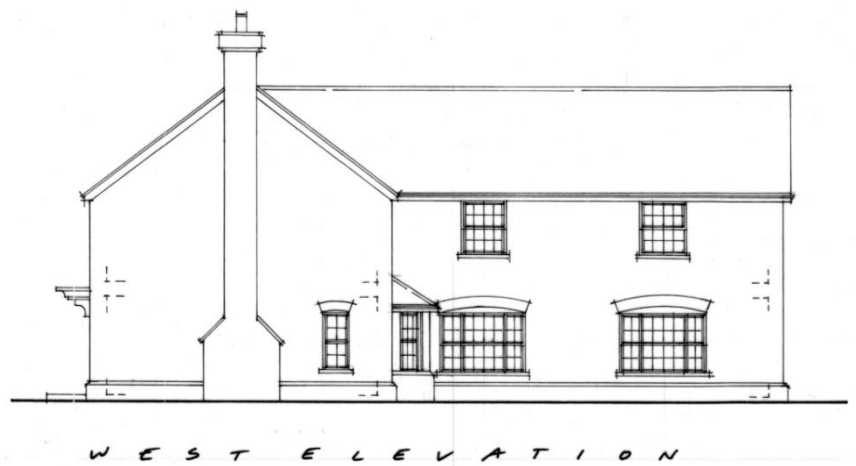
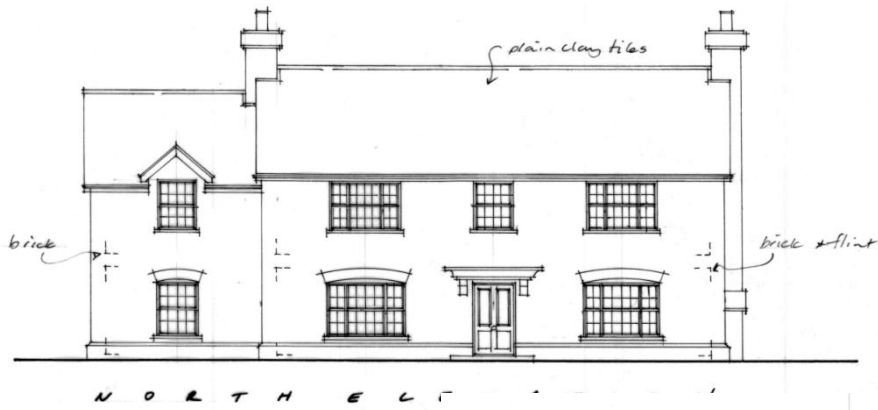


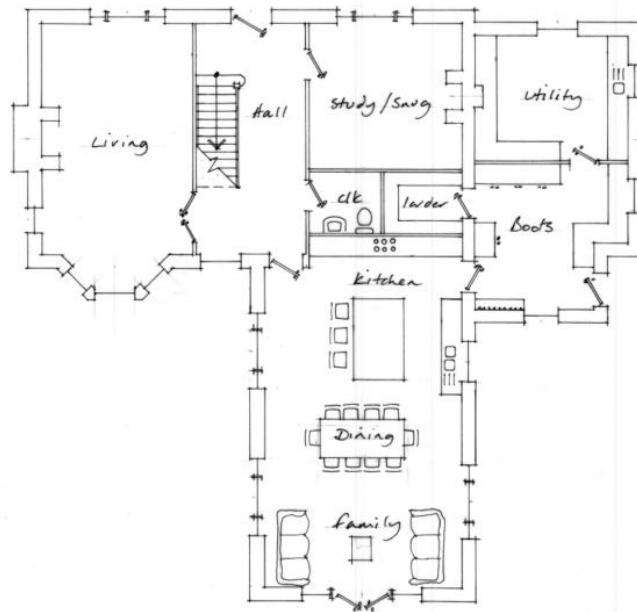
5 PROPOSAL

Full planning permission is sought for a detached, two-storey, five-bedroom dwelling intended for occupation by an equestrian trainer working at Manton Park. The proposal includes a new gravel driveway from the existing estate track, parking and turning space, private amenity land, landscaping and associated works.

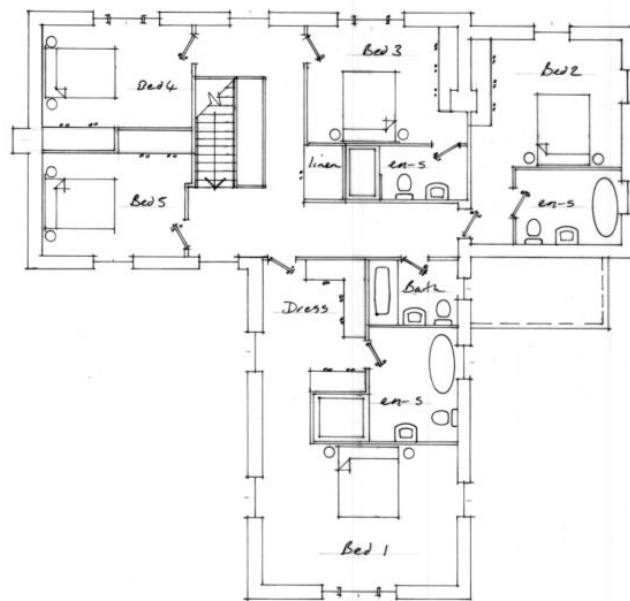
5.1 Proposed plans







G R O U N D F L O O R P L A N



F I R S T F L O O R P L A N

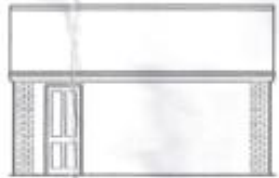
5.2 Extant permission context

The proposal is advanced as a replacement for an extant trainer's house entitlement elsewhere within the estate. The proposed dwelling is not identical to the historically approved dwelling and differs in its plan form, architectural treatment, materials and siting. Images of the previously approved trainer's house are provided below.

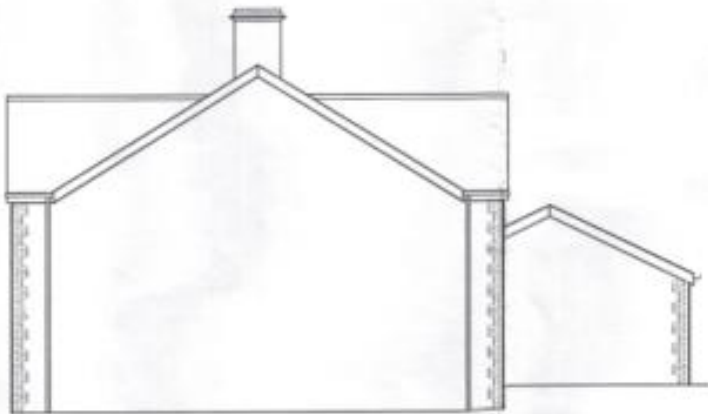
5.2.1 Approved extant plans



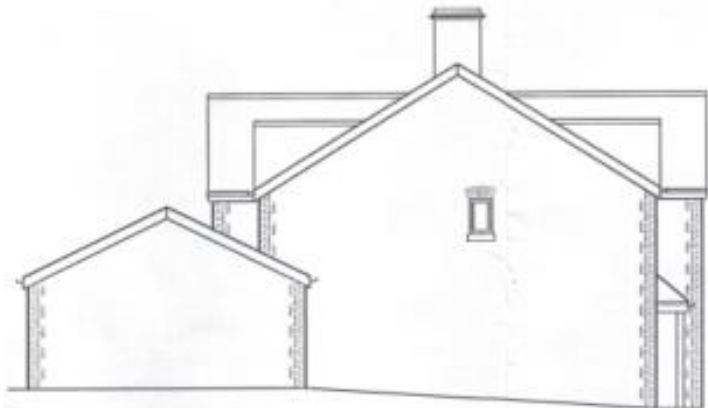
Front Elevation



Rear Elevation



End Elevation



End Elevation

6 RELEVANT PLANNING HISTORY

K/36070/O – Renewal of consent for erection of horse trainers houses, staff houses, horse boxes and barns, together with construction of trainers gallops and access roads. Approved with Conditions 27th July 2000.

K/045156/R (K/45156/R) – Construction of all weather gallop & internal access roads, 37 dwellings, 100 stables and associated feed store barns and covered rides, 2 x residential hostels. Approved with Conditions 12th June 2003.

13/03279/VAR – Variation of condition 12 of application K/036070/O - to vary the occupancy for the dwellings concerned to permit the use by those employed or engaged in the care of horses. Approved with Conditions 4th September 2014.

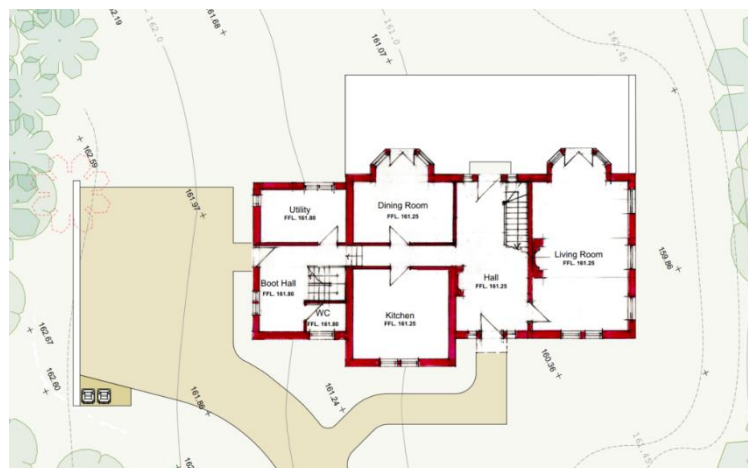
PL/2022/09317 - Retention and extension of existing unit of equestrian worker's accommodation and provision of 2 new units of equestrian worker's accommodation plus car parking and associated works (providing 9 bedrooms in total). Accommodation to be in place of 12 bedroom equestrian worker's hostel which benefits from extant planning permission K/045156/R & K/036070/O on an adjoining site (this consent, as it relates to the provision of the 12 bed hostel only, to be given up). Approved with Conditions 27th September 2023.

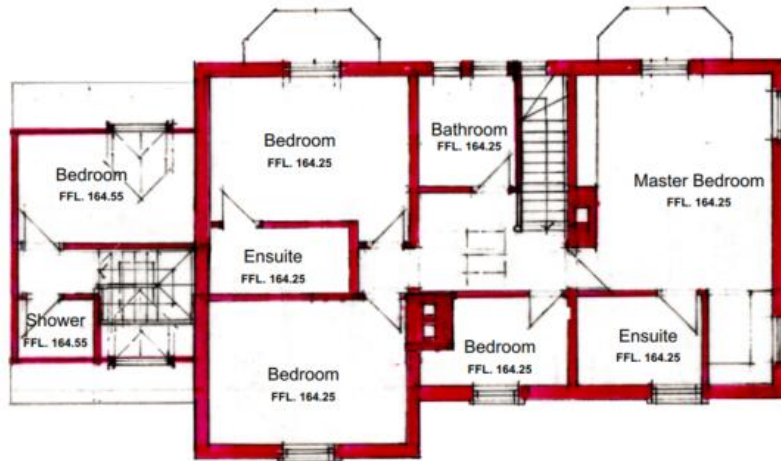
6.1 Previous refusal for similar development

PL/2024/03249 – The erection of an equestrian trainer's house in place of trainer's house with extant planning permission on nearby site (K/36070/O and subsequent reserved matters K/045156/R relate). To include driveway and parking and associated works. Refused 7th August 2024.

The application was refused for reasons relating to landscape impact within the North Wessex Downs National Landscape, ecological matters and the absence of a mechanism to secure the relinquishment of the extant trainer's-house entitlement. The refusal did not establish that the principle of replacing the extant trainer's-house entitlement elsewhere within the estate was unacceptable in all circumstances.







7 RELEVANT PLANNING LEGISLATION, POLICIES AND GUIDANCE

7.1 National Planning Policy:

- National Planning Policy Framework (NPPF) [NPPF - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/262412/NPPF_2012.pdf)
- Planning Practice Guidance (PPG) [Planning practice guidance - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/262412/PPG_2012.pdf)
- National Design Guide [National design guide - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/262412/NDG_2012.pdf)

7.2 Development Plan:

For the purposes of housing development, the development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015), any made neighbourhood plans, together with the Wiltshire Housing Site Allocations Plan, the Chippenham Site Allocations Plan. These remain the principal statutory planning document guiding development across the county.

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted **Wiltshire Core Strategy (WCS)**, with particular regard to:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 14: Spatial Strategy for the Marlborough Community Area
- Core Policy 48: Supporting Rural Life
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 59: World Heritage Site
- Core Policy 60: Sustainable Transport

Link to various documents:

[Planning and building control - Wiltshire Council](https://www.wiltshire.gov.uk/planning-and-building-control/)

7.3 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

7.4 Neighbourhood Plan:

- Preshute Neighbourhood Plan 2021 to 2036

Link to Neighbour Plans:

[Neighbourhood planning - Wiltshire Council](#)
[Latest progress - Wiltshire Council](#)

7.5 Supplementary Planning Documents/Guidance:

- Wiltshire Design Guide (adopted April 2024)

7.6 Other Relevant Policies and Documents:

- Wiltshire Council's latest published Housing Land Supply Statement
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

Link to documents:

[Wiltshire Design Guide - Wiltshire Council](#)
[Wiltshire Local Transport Plan - Wiltshire Council](#)
[Biodiversity, landscape and design - Wiltshire Council](#)

8 SUMMARY OF CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

Preshute Parish Council: Objection. Concerns raised in relation to the principle of development, landscape and visual impacts within the North Wessex Downs National

Landscape, the lack of demonstrated need for the dwelling, conflict with the Preshute Neighbourhood Plan, the existence of the extant trainer's house permission and the planning history of the site.

North Wessex Downs National Landscape Partnership: Objection. Concerns raised regarding the scale, massing and design of the dwelling, its relationship with the landscape, the alleged lack of demonstrated need and the effect on the special qualities of the National Landscape.

WC Landscape: No objection, subject to conditions securing a detailed planting scheme and approval of external materials.

WC Archaeology: No objection subject to an archaeological investigation and recording condition.

WC Rights of Way: No objection subject to informative.

WC Ecology: No objection subject to conditions relating to external lighting and compliance with the submitted ecological safeguards and enhancements. Mandatory Biodiversity Net Gain applies.

WC Highways: No objection.

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

9 SUMMARY OF REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Each material planning issue raised is addressed within the assessment below.

9.1 Letters of Objection

Total letters of objection received: 2

CPRE Wiltshire: Object. Concerns raised regarding the principle of development, landscape and visual impacts within the North Wessex Downs National Landscape, the scale and siting of the proposed dwelling and the effect on the character of the wider downland landscape.

One additional representation received: Concerns raised regarding the proximity of the proposed dwelling to Public Footpath PRES27 and the potential effect of the development on use of the public right of way.

9.2 Letters of Support

Total letters of support received: 0

10 PLANNING CONSIDERATIONS

In accordance with Section 70 (2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

10.1 Key issues

The main issues that need to be addressed in this case include:

- Environmental Impact Assessment
- Principle of the development, housing land supply and any planning history of site
- Design and character
- Landscape and visual impact within the North Wessex Downs National Landscape
- Archaeology and designated heritage assets
- Ecology and Biodiversity Net Gain
- Highway safety, parking and Public Footpath PRES27
- Residential amenity
- Agricultural land
- Planning obligations; and
- The overall planning balance

10.2 Environmental Impact Assessment (EIA)

10.2.1 EIA Screening

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) require certain types of development to be accompanied by an Environmental Statement (ES) where they are likely to give rise to significant effects on the environment by virtue of their nature, scale or location.

The Local Planning Authority has considered the requirements of the EIA Regulations in determining this application.

No formal Screening Opinion was issued prior to submission of the application.

The Local Planning Authority has therefore undertaken EIA screening as part of the determination of the application.

The proposal is not Schedule 1 development. Having considered the nature, scale and location of the proposal, including its location within a sensitive area, the Local Planning Authority concludes that it is not likely to give rise to significant environmental effects requiring Environmental Impact Assessment.

The proposal comprises a single dwelling with associated driveway, parking and landscaping. Although the site lies within the North Wessex Downs National Landscape, the likely effects would be localised and can be adequately assessed through the submitted landscape, ecological and arboricultural information and the ordinary development-management process.

The proposal is therefore not EIA development, and an Environmental Statement is not required.

10.3 Principle of Development

10.3.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the settlement hierarchy and direct the majority of new housing development towards settlements. Residential development in the countryside is generally restricted unless supported by another policy of the Development Plan or other material considerations.

Core Policy 48 supports accommodation required to meet the essential needs of rural workers where the relevant policy criteria are satisfied.

Policy S5 of the NPPF applies to development proposals outside settlements and sets out the circumstances in which such proposals may be supported in principle.

Policy HO7 of the NPPF requires substantial weight to be given to the benefits of providing homes which contribute towards meeting evidenced accommodation needs.

10.3.2 Planning History

The planning history of the site and the wider Manton Estate has been reviewed. Whilst there is limited planning history relating directly to the application site itself, the planning history of adjoining land is highly material to the assessment of the principle of development. The submitted Design and Access Statement explains that the proposal is intended to replace an extant trainer's dwelling permission elsewhere within the estate.

Planning permission K/36070/O granted outline consent for a substantial equestrian development at the Manton Estate, including residential accommodation associated with the operation of the estate. Reserved Matters approval K/045156/R (K/45156/R) subsequently approved, amongst other development, a trainer's house, a hostel and equestrian workers' cottages on land to the west of Barton Yard.

Subsequent planning permission 13/03279/VAR considered the occupation of the approved residential accommodation and confirmed that the earlier permissions had been lawfully implemented such that extant consent remained for certain elements of the approved residential development. A Section 106 Agreement associated with that permission secured the relinquishment of a number of previously approved residential units, whilst retaining planning permission for a trainer's house, a hostel and two semi-detached cottages.

More recently, planning permission PL/2022/09317 approved the provision of three equestrian workers' cottages in place of the approved hostel accommodation, with the hostel entitlement being revoked through a legal agreement.

The application site itself was the subject of planning application PL/2024/03249, which sought planning permission for a similar form of development. The application was refused on grounds relating principally to landscape impact, ecological matters and the absence of a mechanism to secure the relinquishment of the existing trainer's house permission. The refusal did not establish that the principle of replacing the extant trainer's-house entitlement elsewhere within the estate was unacceptable in all circumstances. The current application has been submitted alongside revised landscape, ecological and arboricultural information and the applicant has confirmed that, in the event planning permission is granted, a legal agreement would be entered into to extinguish the existing trainer's house permission.

Officers attach significant weight to the existence of the extant trainer's house permission within the wider estate. Whilst the application proposes residential development within the open countryside, the proposal is materially different from an entirely new dwellinghouse because it seeks to replace an extant trainer's-house entitlement with a materially different dwelling at an alternative location within the wider estate.

10.3.3 Assessment

The site lies in the countryside where new housing would ordinarily conflict with the spatial strategy of Core Policies 1 and 2.

However, there is an extant planning permission for a trainer's dwelling elsewhere within the Manton Estate arising from planning permissions K/36070/O, K/045156/R (K/45156/R) and subsequent variations. The existence of this extant permission is a material consideration attracting significant weight.

The applicant has confirmed that any planning permission granted under the current application would be accompanied by a legal agreement securing the relinquishment of the extant trainer's-house entitlement. Subject to that mechanism, the proposal would not result in more than one trainer's dwelling being capable of implementation.

The current proposal is nevertheless materially different in both its design and location from the historic approval and must therefore be assessed on its own merits. The principal issue is whether the proposed replacement dwelling, at the proposed location, would result in an acceptable planning outcome having regard to landscape, design, ecology, Arboricultural, highway safety and all other material considerations.

No detailed functional or financial evidence has been submitted to demonstrate compliance with Core Policy 48 as a freestanding rural worker dwelling and officers therefore afford limited weight to the asserted operational need advanced by the applicant.

However, the current proposal is not being determined as an application for a new rural worker dwelling in isolation. Significant weight is afforded to the existence of the extant trainer's-house entitlement elsewhere within the Manton Estate and to the proposed legal mechanism which would prevent implementation of both permissions. The principal issue is therefore whether the proposed replacement dwelling and its location would result in an acceptable planning outcome having regard to the extant trainer's-house entitlement and whether that outcome is at least comparable to, or preferable to, the extant fallback position.

Officers have considered whether the proposal falls within any of the categories identified by Policy S5(1) of the NPPF. Whilst the proposal is associated with the established equestrian operation at Manton Park, the application has not been advanced principally on the basis of a new operational need case, nor has it been demonstrated to satisfy the criteria of any specific category within Policy S5(1). The proposal is instead advanced on the basis of the extant trainer's-house entitlement elsewhere within the estate. The proposal is therefore considered under Policy S5(4).

10.3.4 Neighbourhood Plan

The site lies within the area covered by the Preshute Neighbourhood Plan 2021-2036, which forms part of the Development Plan.

The following policy is relevant to the assessment of the proposal:

- Policy PRES4 (Area of Outstanding Natural Beauty / National Landscape)

Policy PRES4 seeks to conserve the special landscape qualities of the North Wessex Downs National Landscape and, amongst other matters, seeks to preserve the unbroken skyline that forms an essential feature of the designated landscape.

The application site is located within the North Wessex Downs National Landscape and the proposal has therefore been assessed having regard to the requirements of Policy PRES4.

The submitted landscape evidence considers the relationship between the proposed dwelling and the wider landscape, including views from Public Footpath PRES27. The supporting landscape assessment concludes that the dwelling would not break the skyline and that the relocation site benefits from a greater degree of screening and containment than the site currently benefiting from extant planning permission. The submitted Landscape and Visual Summary states that the proposed dwelling would not break the skyline due to its location within the existing woodland belt and that views of the relocated dwelling would be more effectively contained, filtered and softened than the extant approved location.

The Council's Landscape Officer acknowledged concerns raised in relation to the previous application but concluded that the revised design, reduced prominence of architectural features, additional planting and amended relationship with Public Footpath PRES27 were sufficient to overcome those concerns. The Landscape Officer concluded that the amendments made to the scheme meet the threshold of conserving and enhancing landscape character within the North Wessex Downs National Landscape.

Conversely, the North Wessex Downs National Landscape Partnership objects to the proposal and considers that the scale, massing and siting of the dwelling would fail to conserve and enhance the National Landscape and would not reflect a landscape-led approach. These concerns are considered in detail within the Landscape and Visual Impact section of this report.

Having regard to the submitted evidence, consultation responses and the assessment contained within the Landscape and Visual Impact section of this report, officers conclude that the proposal accords with the objectives of Policy PRES4 notwithstanding the objection of the North Wessex Downs National Landscape Partnership.

Policy S6 of the NPPF has been considered. The Preshute Neighbourhood Plan was made within the previous five years and contains housing allocations intended to meet its identified housing requirement. However, officers have not identified conflict between the proposal and the relevant policies of the Neighbourhood Plan. The additional consequences arising under Policy S6 are therefore not engaged.

10.3.5 Conclusion

The application site lies within the open countryside where new residential development would ordinarily conflict with the spatial strategy set out within Core Policies 1 and 2 of the Wiltshire Core Strategy.

However, significant weight is afforded to the planning history of the wider Manton Estate, specifically the existence of an extant trainer's-house entitlement arising from planning permissions K/36070/O, K/045156/R (K/45156/R) and subsequent variations. Subject to completion of an enforceable legal agreement preventing dual implementation, the proposal would replace that extant entitlement with a dwelling at an alternative location within the estate.

Officers therefore conclude that, notwithstanding the conflict with the spatial strategy when considered in isolation, the existence of the extant trainer's-house entitlement and the proposed legal mechanism preventing dual implementation are significant material considerations which weigh in favour of the development. Subject to completion of the legal

agreement, the principle of replacing the extant trainer's-house entitlement at an alternative location within the wider estate is considered acceptable.

The proposal must nevertheless be assessed against all other relevant Development Plan policies, national policy and material considerations, including those relating to landscape, design, ecology, arboriculture, highway safety and the North Wessex Downs National Landscape.

10.4 5 Year Housing Land Supply

The Council's latest Housing Land Supply Statement confirms that Wiltshire is currently unable to demonstrate a five-year supply of deliverable housing sites and currently has approximately 2.8 years' supply against the relevant housing requirement. This is a material consideration in the determination of planning applications for residential development.

Policy HO7 of the NPPF requires substantial weight to be given to the benefits of providing homes which contribute towards meeting evidenced accommodation needs. However, the current proposal is unusual in that it is advanced as a replacement for an extant trainer's-house entitlement elsewhere within the Manton Estate rather than as a proposal for an additional dwelling.

Subject to completion of the proposed legal agreement securing the relinquishment of the existing trainer's-house entitlement, the proposal would not increase the number of trainer's dwellings capable of implementation within the estate. In planning terms, the proposal therefore differs materially from a conventional housing proposal that would result in a net increase in the housing stock.

Furthermore, the proposal is advanced principally in connection with the wider equestrian operation at Manton Park and is not relied upon as a significant contribution towards general housing delivery. Accordingly, whilst the Council's housing land supply position is a material consideration, only limited weight is attached to the housing delivery benefits of the proposal. The principal considerations in this case are the extant planning history, the proposed legal mechanism preventing dual implementation and the acceptability of the replacement dwelling at the proposed location.

The Council's housing land supply position is therefore not determinative of the application and must be considered alongside the Development Plan, planning history and all other material considerations.

10.5 Design and impact on the character and appearance of the area

10.5.1 Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design and place shaping. Development should respond positively to local character and distinctiveness, make effective use of landscape and environmental features, and integrate appropriately with its surroundings through its siting, scale, layout, appearance and materials.

The NPPF places great importance on achieving well-designed places and requires development to function well, be visually attractive, sympathetic to local character and establish or maintain a strong sense of place. Planning decisions should ensure that development is responsive to its context whilst not preventing appropriate innovation or high-quality contemporary design.

The Wiltshire Design Guide promotes a context-led approach to design, encouraging development to respond positively to local landscape character, settlement pattern, building form and materials whilst creating attractive, durable and distinctive places.

10.5.2 Assessment

The application site comprises an area of managed grassland enclosed on three sides by an established belt of mature woodland at the southern end of a larger tree belt within the wider Manton Estate. The site is accessed from an existing estate track and is located in a predominantly rural setting characterised by large open fields, woodland blocks, equestrian facilities and a dispersed pattern of estate-related buildings associated with the operation of the Manton Estate.

The application proposes the erection of a detached dwelling to serve as accommodation for an equestrian trainer associated with the wider estate. The proposal has been submitted alongside a Design and Access Statement which explains that the dwelling has been deliberately designed as a traditional rural house drawing upon local vernacular forms and materials. The submitted documents identify the approved trainer's house elsewhere within the estate as being of a comparatively utilitarian design and state that the current proposal seeks to provide a building of greater architectural quality and one more reflective of the character of the Marlborough Downs.

The submitted plans show a two-storey dwelling of traditional appearance with a simple roof form and an "L" shaped footprint. The dwelling would be constructed using a palette of traditional materials including brick and flint walling beneath a pitched tiled roof. These materials reflect those commonly found within the wider estate and the surrounding rural area.

Particular regard has been had to the previous planning application on the site (PL/2024/03249), which was refused in part due to concerns relating to the appearance, prominence and landscape integration of the proposed dwelling. In response, the current proposal has undergone a number of design revisions. The Council's Landscape Officer notes that the original scheme contained architectural features that competed visually with the nearby principal dwelling and created a more imposing frontage. The revised proposal adopts a simpler and more restrained architectural composition with reduced prominence of roof and chimney features, simplified fenestration and a more traditional farmhouse-style appearance. The Landscape Officer considers that these revisions create a building that is better related to local vernacular character and more clearly subordinate to the principal estate buildings.

The National Landscape Partnership considers that the dwelling remains excessive in scale and massing and describes its architectural expression as mansion-like. Officers acknowledge the substantial scale but consider that the simplified roof form, reduced chimney prominence, traditional materials and more restrained frontage prevent the building from competing unduly

with the principal estate dwelling. Officers consider that the overall scale is broadly comparable to the extant permission and that the quality of its detailing and materials represents an improvement over the historic approved scheme.

The Landscape Officer further notes that the revised design places greater emphasis on horizontal elements within the composition of the dwelling, resulting in a building that appears more grounded within its setting. In addition, the dwelling has been set further back from Public Footpath PRES27 and re-orientated such that it does not present an imposing frontage towards the public right of way. Together with the proposed landscaping and additional planting, these revisions are considered to materially improve the manner in which the dwelling is experienced within the wider landscape.

Officers agree with this assessment. Whilst the dwelling would be substantial, its simplified roof form, restrained frontage, reduced chimney prominence and traditional materials would establish an appropriately subordinate relationship with the principal estate dwelling. Officers consider that the scheme represents a material improvement over the previous refusal (PL/2024/03249) and achieves an acceptable architectural response to the estate context.

The proposal also benefits from substantial existing woodland containment which would be retained and supplemented through additional planting. The retention and enhancement of this landscape framework assists in integrating the development into its surroundings whilst maintaining the rural character of the area. No trees are required to be removed as part of the development. However, the Council's Landscape Officer has identified that the planting strategy submitted with the application does not provide sufficient detail or precise enough planting locations to be enforceable. A planning condition is therefore recommended requiring the submission and approval of a detailed landscaping scheme to secure the proposed planting and ensure that the intended landscape mitigation and enhancement measures are delivered and maintained.

The quality and appearance of the external materials will be particularly important given the site's prominent position within the wider Manton Estate and the North Wessex Downs National Landscape. The Council's Landscape Officer has specifically requested control over the brick type, mortar colour and finish, flint treatment and roofing materials to ensure that the dwelling responds appropriately to local vernacular character. A condition is therefore recommended requiring the submission and approval of material samples prior to above-ground works so that the final appearance of the dwelling properly reflects the design approach relied upon within the assessment of this application.

Overall, the proposal is considered to represent a well-designed dwelling that responds appropriately to its rural context, reflects the prevailing estate vernacular and achieves a high standard of design. Subject to conditions securing samples of external materials, officers are satisfied that the proposal complies with the objectives of Core Policy 57 of the Wiltshire Core Strategy and the design objectives of the NPPF.

10.5.3 Conclusion

The proposed dwelling has been carefully designed to respond to the character of the wider Manton Estate and the rural qualities of the surrounding Marlborough Downs landscape. The

revised scheme addresses the concerns identified in relation to the previous application through a simplified architectural form, reduced visual prominence, improved relationship with Public Footpath PRES27 and the retention and enhancement of the existing landscape framework.

Officers therefore conclude that the proposal represents a high-quality design that responds positively to local character and distinctiveness. Subject to conditions controlling materials and landscaping, the development accords with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the design objectives of the NPPF.

10.6 Historic Environment and Archaeology

10.6.1 Policy Context

The NPPF requires local planning authorities to identify and assess the significance of any heritage assets that may be affected by a proposal, including the contribution made by their setting. Great weight should be given to the conservation of designated heritage assets and any harm to their significance must be clearly and convincingly justified.

The NPPF also requires planning decisions to conserve and enhance the historic environment, including both archaeological remains and designated heritage assets. Where archaeological interest may be affected by development, appropriate investigation, recording and mitigation should be secured where necessary.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance designated and non-designated heritage assets and their settings in a manner appropriate to their significance. Development should protect archaeological remains and ensure that heritage assets continue to make a positive contribution to the character and distinctiveness of Wiltshire.

Core Policy 57 of the Wiltshire Core Strategy requires development to respond positively to the historic environment and to integrate appropriately with its surroundings through high-quality and context-sensitive design.

Core Policy 59 requires development to sustain the Outstanding Universal Value of the Stonehenge, Avebury and Associated Sites World Heritage Site and safeguard its setting.

10.6.2 Assessment

The site is not located within a Conservation Area and there are no listed buildings within or adjoining the application site.

The Council's Archaeologist advises that the site lies within the Marlborough Downs, an area of known archaeological potential. A deserted medieval village settlement at Barton Down (Scheduled Monument No. 1005588) lies approximately 400 metres to the north-west of the site and a series of prehistoric funerary monuments lie approximately 500 metres to the north-east. The Archaeologist advises that there is potential for previously unrecorded archaeological remains to exist beneath the site and recommends that any planning

permission be subject to a condition requiring a programme of archaeological investigation and recording. No objection is raised subject to this condition.

Officers agree with this approach. Whilst there is no evidence before the Local Planning Authority to indicate that archaeological remains of such significance are present as to preclude development, the site's location within an archaeologically sensitive landscape warrants further investigation. Subject to the recommended condition requiring the submission and implementation of a Written Scheme of Investigation, any archaeological interest can be appropriately investigated and preserved by record.

In addition to archaeological considerations, regard has been had to the potential impact of the proposal upon the setting of designated heritage assets within the wider landscape. The nearest designated heritage asset is the deserted medieval village at Barton Down Scheduled Monument, approximately 400 metres to the north-west of the application site. The Stonehenge, Avebury and Associated Sites World Heritage Site lies approximately 1.4 kilometres to the west.

The proposal would comprise a single dwelling located within a woodland clearing and associated with the wider Manton Estate. Existing woodland planting surrounds the site on three sides and the Council's Landscape Officer has concluded that the revised proposal would be appropriately assimilated into the landscape and would conserve and enhance landscape character. Having regard to the scale of the development, the intervening distance between the site and designated heritage assets, the presence of existing estate development and vegetation, and the conclusions of the submitted landscape evidence, officers are satisfied that the proposal would not result in a harmful change to the setting or significance of the nearby Scheduled Monument or the wider setting of the Stonehenge, Avebury and Associated Sites World Heritage Site. The proposal would therefore preserve the significance of those assets.

On the available evidence, including separation distance, intervening development, woodland containment and the submitted winter landscape assessment, officers identify no harmful change to the significance of the Scheduled Monument or the Outstanding Universal Value of the World Heritage Site through development within their wider settings.

10.6.3 Conclusion

Officers therefore conclude that the proposal accords with the heritage objectives of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

No harm has been identified to the significance or setting of designated heritage assets, including the nearby Scheduled Monument and the wider setting of the Stonehenge, Avebury and Associated Sites World Heritage Site. The principal historic environment issue relates to the archaeological potential of the site, which can be appropriately addressed through a condition requiring archaeological investigation and recording prior to the commencement of development.

Heritage and archaeological considerations therefore attract neutral weight in the overall planning balance.

10.7 Landscape and Visual Impact

10.7.1 Policy Context

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and, where possible, enhance landscape character and quality. Development should respond positively to local distinctiveness, respect important landscape features and avoid unacceptable harm to the character and appearance of the countryside.

The NPPF requires planning decisions to recognise the intrinsic character and beauty of the countryside and to ensure that development is appropriately integrated into its surroundings through sensitive siting, layout, scale and design. Development should conserve and enhance valued landscapes and avoid unacceptable visual intrusion.

The application site lies within the North Wessex Downs National Landscape, a nationally designated landscape. The NPPF affords great weight to conserving and enhancing landscape and scenic beauty within National Landscapes.

In addition, Section 245 of the Levelling-up and Regeneration Act 2023 places a duty upon relevant authorities, including local planning authorities, to seek to further the purposes of National Landscapes when exercising their planning functions. This requires decision-makers to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty and special qualities of these designated landscapes.

10.7.2 Assessment

The application site comprises an area of managed grassland situated within a clearing at the southern end of an established woodland belt at Manton Park. The site is enclosed by mature vegetation to the north, east and south and is open towards the existing estate access track and Public Footpath PRES27 to the west. The surrounding landscape is characterised by open downland, large fields, woodland blocks, equestrian infrastructure and a dispersed pattern of estate-related buildings. The whole site lies within the North Wessex Downs National Landscape.

The application site is currently free of built development and contributes to the rural and predominantly undeveloped character of the woodland clearing. Its surrounding tree belt provides a strong degree of physical and visual enclosure, although this does not make the site visually or environmentally unconstrained. The nearest and clearest public views are experienced from Public Footpath PRES27, which follows the estate access track immediately west of the site.

Having regard to the nature, scale and setting of the proposal and its potential effects upon the purposes for which the National Landscape is designated, officers do not consider the proposal to constitute major development for the purposes of Policy N4 of the NPPF. The exceptional circumstances and public interest test applicable to major development is therefore not engaged.

The application is supported by a Landscape and Visual Summary prepared by WHLandscape. The assessment identifies the landscape value of the study area as high in landscape terms because of its location within the National Landscape. It concludes that the site's topography and existing vegetation restrict its visual envelope and that public views are principally confined to sections of Public Footpath PRES27. The closest open view would arise as users pass the western side of the site, where the dwelling would be experienced in the context of the wider equestrian estate and nearby built development.

The Landscape and Visual Summary was informed by viewpoint assessment undertaken in January 2026, when vegetation was at a seasonal minimum. It concludes that the proposed dwelling would not break the wider skyline and that intervening topography and vegetation substantially limit longer-distance views. The assessment nevertheless recognises that the introduction of built form into an undeveloped clearing would cause some localised adverse landscape effects.

The proposed landscape strategy includes enhancement of the existing woodland, native scrub and hedgerow planting and additional individual trees intended to soften views from Public Footpath PRES27. The arboricultural assessment confirms that the proposal can be accommodated without the removal of retained trees and identifies no substantive direct conflict between the dwelling and the root protection areas of the surrounding trees. Construction exclusion fencing and appropriate tree-protection measures would be required.

The Council's Landscape Officer has considered the proposal against the concerns raised in relation to the previously refused application PL/2024/03249. Those concerns related principally to the architectural elevation competing with the nearby principal dwelling, the risk of the building and chimneys skylining above the shelterbelt and the relationship of the development with Public Footpath PRES27.

The Landscape Officer considers that the revised frontage is simpler and more restrained, with less complex fenestration and chimney detailing and a stronger horizontal emphasis. Although the building remains two storeys, its design is considered to appear more grounded and subordinate within the estate hierarchy. The revised footprint is positioned further from the footpath and angled so that the principal elevation does not directly front or impose upon it. Together with the proposed planting, the Landscape Officer considers these changes sufficient to address the previous concerns and to meet the threshold of conserving and enhancing landscape character within the National Landscape. No landscape objection is raised, subject to conditions requiring a detailed and enforceable planting scheme and approval of external materials.

The North Wessex Downs National Landscape Partnership takes a different view and objects to the proposal. It considers that the proposed five-bedroom dwelling is excessive in scale and massing, insufficiently related to the established group of estate buildings and not reflective of a landscape-led approach. It characterises the design as resembling a scaled-down Georgian mansion and considers that positioning the dwelling within woodland relies on screening rather than achieving appropriate siting. It is also concerned that screening would be less effective when trees are out of leaf and that the dispersal of estate buildings could create a cluttered development pattern harmful to rural character. The Partnership additionally questions whether a sufficient operational need for the dwelling has been demonstrated.

Substantial regard has been had to the objection of the North Wessex Downs National Landscape Partnership, given its role in promoting the conservation and enhancement of the National Landscape. However, the Local Planning Authority must reach its own judgement having regard to all the evidence, including the site-specific assessment of the Council's Landscape Officer, the submitted winter viewpoint evidence, the planning history and the statutory duty to seek to further the purposes of the National Landscape.

Nevertheless, the extant residential entitlement remains a significant material consideration. The applicant's case is that the approved Barton Yard location is more open and exposed, whereas the current site benefits from a greater degree of visual containment. The submitted landscape assessment reaches the same broad conclusion.

The proposal would cause an unavoidable change to the immediate character of the site by introducing a substantial permanent dwelling, domestic curtilage, driveway, parking and associated activity into an undeveloped clearing. The development would be particularly apparent to users of the adjoining section of Public Footpath PRES27. Existing and proposed planting would soften and filter views, but planting cannot by itself make an otherwise harmful form of development acceptable and its effectiveness would vary seasonally. These localised landscape and visual effects weigh against the proposal.

However, the submitted winter assessment provides evidence that the site's wider visual envelope is constrained even when vegetation is at a seasonal minimum. The building would sit below and against the established woodland framework rather than forming a prominent skyline feature. Views from Public Footpath PRES27 would be short-range and experienced in the context of the existing estate access and nearby equestrian development. The revised orientation, simplified elevations, reduced chimney prominence and increased setback from the footpath also materially reduce the effects identified under PL/2024/03249.

On balance, officers conclude that the proposal would avoid unacceptable harm to the wider character and scenic quality of the North Wessex Downs National Landscape, notwithstanding the moderate localised harm identified. The objection of the North Wessex Downs National Landscape Partnership is not dismissed, and the localised landscape change attracts moderate weight against the proposal. Nevertheless, the restricted wider visibility, established woodland framework, revised relationship with Public Footpath PRES27, proposed landscape enhancement and comparative benefit arising from relinquishment of the more exposed extant permission are considered sufficient to outweigh that localised harm.

Subject to a legal mechanism preventing implementation of the extant trainer's house permission and conditions securing external materials, a detailed planting scheme, long-term landscape management and tree protection, the proposal is considered to accord with Core Policy 51 of the Wiltshire Core Strategy, Policy PRES4 of the Preshute Neighbourhood Plan and the landscape objectives of the NPPF. The Local Planning Authority has also had regard to its duty under section 245 of the Levelling-up and Regeneration Act 2023 and considers that the proposed woodland enhancement and native planting represent reasonable and proportionate measures aimed at furthering the conservation and enhancement of the National Landscape.

10.7.3 Conclusion

The proposal would introduce a substantial dwelling, driveway, parking and associated domestic activity into an undeveloped woodland clearing within the North Wessex Downs National Landscape. This would result in a degree of localised landscape and visual harm, particularly in views from Public Footpath PRES27, which attracts moderate weight against the proposal.

Officers have carefully considered the objection of the North Wessex Downs National Landscape Partnership together with the views of the Council's Landscape Officer and the submitted landscape evidence. Significant regard has been had to the need to conserve and enhance the landscape and scenic beauty of the National Landscape.

On balance, officers conclude that the proposed replacement dwelling would not result in unacceptable harm to the wider character, special qualities or scenic beauty of the North Wessex Downs National Landscape. Subject to the effective relinquishment of the extant trainer's-house entitlement and the implementation of the proposed landscape mitigation and enhancement measures, the proposal is considered to accord with Core Policy 51 of the Wiltshire Core Strategy, Policy PRES4 of the Preshute Neighbourhood Plan and the landscape objectives of the NPPF.

Landscape effects remain a material consideration and are carried forward into the overall planning balance with moderate adverse weight.

10.8 Loss of Agricultural Land (Best and Most Versatile Land)

10.8.1 Policy Context

The NPPF requires decision makers to take account of the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to land of a higher quality.

Best and Most Versatile (BMV) agricultural land comprises land within Grades 1, 2 and 3a of the Agricultural Land Classification system.

10.8.2 Assessment

Available Agricultural Land Classification mapping identifies the site as Grade 3 agricultural land. No site-specific Agricultural Land Classification survey has been submitted, and it has therefore not been established whether the land falls within sub-grade 3a (Best and Most Versatile land) or sub-grade 3b.

The proposal relates to the erection of a single dwelling with associated driveway, parking and domestic curtilage and would result in the loss of only a modest area of land. The site forms part of the wider Manton Estate and is currently a small area of managed grassland enclosed by woodland rather than a large area of open agricultural land.

Even if the site were to comprise Best and Most Versatile agricultural land, the extent of land affected would be very limited and would not result in the fragmentation or sterilisation of a significant agricultural unit. No objections have been raised by any consultee in relation to agricultural land loss.

Having regard to the limited scale of the proposal and the small area of land affected, officers consider that any loss of agricultural land would attract limited adverse weight against the proposal.

10.8.3 Conclusion

Officers therefore conclude that the proposal would result in the loss of only a small area of land associated with a single dwelling and would not lead to the fragmentation or sterilisation of a wider agricultural holding.

Whilst available mapping identifies the site as Grade 3 agricultural land, it has not been established whether the land falls within sub-grade 3a or 3b. Having regard to the limited scale of the proposal and the extent of land affected, any loss of agricultural land attracts only limited weight and does not give rise to a conflict with the objectives of the NPPF in this case.

10.9 Impact on Amenity of nearby properties

10.9.1 Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

10.9.2 Assessment

The application site is located within a relatively isolated rural setting within the wider Manton Estate. The nearest residential properties are estate-related dwellings associated with the operation of the equestrian enterprise and are situated a significant distance from the proposed trainer's house. The surrounding area is characterised by a dispersed pattern of development, large plots, extensive landscaping and substantial separation distances between buildings.

The proposal comprises a single dwelling intended to accommodate an equestrian trainer associated with the wider estate. The dwelling would be set within a woodland clearing and would benefit from a private garden area, parking provision and access arrangements appropriate to its intended use.

Given the isolated location of the site and the substantial separation distances between the proposed dwelling and surrounding residential properties, the proposal would not give rise to unacceptable overlooking, loss of privacy or adverse intervisibility. Existing woodland planting and the dispersed nature of development within the estate would further limit opportunities for overlooking.

The proposed dwelling is well separated from neighbouring residential properties and would not result in any material loss of daylight, sunlight or overshadowing. The siting, orientation and distances involved are such that no unacceptable impact upon neighbouring occupiers would arise.

Whilst the dwelling would be relatively substantial in scale, it would be positioned within its own plot and at a considerable distance from the nearest residential properties. As such, the development would not appear unduly dominant, overbearing or oppressive when viewed from neighbouring land or dwellings.

The proposal relates to a single residential dwelling and would generate only a limited level of domestic activity. Vehicle movements associated with a single dwelling would be minimal and no commercial or industrial activities are proposed. Construction activity would be temporary in nature and would not justify refusal of the application. Accordingly, the proposal is not considered likely to result in unacceptable levels of noise, disturbance or loss of residential amenity.

Having regard to the isolated setting and substantial separation from the nearest dwellings, no unacceptable effects on privacy, outlook, daylight, sunlight or general living conditions would arise.

The proposed dwelling would provide an acceptable standard of residential accommodation for future occupiers, with adequate private amenity space, outlook, parking and turning provision.

Having regard to the above, officers are satisfied that the proposal would provide acceptable living conditions for future occupiers whilst safeguarding the amenity of neighbouring residents.

10.9.3 Conclusion

Officers therefore conclude that the proposal would not result in unacceptable impacts upon the amenities of neighbouring occupiers, having regard to the isolated location of the site, the substantial separation distances between neighbouring properties, the existing woodland screening and the limited level of activity associated with a single dwelling.

The proposal would also provide an acceptable standard of residential accommodation for future occupiers.

Accordingly, the proposal accords with Core Policy 57 of the Wiltshire Core Strategy and the amenity objectives of the NPPF. Residential amenity considerations attract neutral weight in the overall planning balance.

10.10 Highway Safety and Parking

10.10.1 Policy Context

The NPPF seeks to ensure that development provides safe and suitable access for all users and that any transport impacts arising from development are appropriately assessed and mitigated. Development should not result in an unacceptable impact on highway safety or severe impacts on the operation of the road network.

Core Policy 60 of the Wiltshire Core Strategy requires development to provide safe access, achieve appropriate parking provision and avoid unacceptable impacts on the transport network. The policy also seeks to safeguard public rights of way and promote sustainable transport choices where appropriate.

In addition, development should ensure appropriate access for emergency and service vehicles and should not adversely affect the use of existing public rights of way.

10.10.2 Assessment

The proposal would utilise the existing access arrangements serving the wider Manton Estate. Access to the site would be taken from an existing estate track, with a new gravel driveway and parking area provided to serve the proposed dwelling.

The proposals relate to a single residential unit associated with the wider equestrian operation at Manton Park and would therefore generate a limited number of vehicle movements. The Local Highway Authority has confirmed that the existing junction onto Free's Avenue is capable of accommodating the level of traffic associated with a single dwelling and raises no highway safety objection to the proposal.

Public Footpath PRES27 runs adjacent to the proposed driveway entrance and along the existing access track. Wiltshire Council's Rights of Way Officer raises no objection to the proposal but advises that the public right of way must remain open and available during and following construction unless a temporary closure has first been secured through the appropriate statutory process. Appropriate informatives can be attached to any planning permission to advise the applicant accordingly.

Having regard to the scale of the development, the proposed access arrangements and the consultation responses received, officers are satisfied that the proposal would not result in unacceptable highway safety impacts or severe impacts on the local highway network. The submitted layout provides parking and turning space appropriate to a single dwelling.

The concern raised in the third-party representation regarding the absence of a Rights of Way consultation has been addressed through consultation with the Council's Rights of Way Officer, who raises no objection subject to informatives.

The proposal is therefore considered to comply with Core Policy 60 of the Wiltshire Core Strategy and the transport objectives of the NPPF.

10.10.3 Conclusion

Officers therefore conclude that the proposal would not result in unacceptable highway safety impacts or severe impacts on the operation of the local highway network. The Local Highway Authority and Rights of Way Officer raise no objection to the development, subject to appropriate informatives relating to Public Footpath PRES27.

The proposed dwelling would utilise existing estate access arrangements and would generate only a limited number of vehicle movements. Adequate parking and turning provision is provided within the site and the development would not adversely affect the operation of Public Footpath PRES27.

Accordingly, the proposal accords with Core Policy 60 of the Wiltshire Core Strategy and the transport objectives of the NPPF. Highway and rights of way considerations attract neutral weight in the overall planning balance.

10.11 Ecology and Biodiversity

10.11.1 Policy Context

Core Policy 50 of the Wiltshire Core Strategy requires development proposals to protect, conserve and, where possible, enhance biodiversity and geological features. Development should seek to avoid adverse impacts on habitats, species and ecological networks and demonstrate appropriate mitigation where impacts cannot be avoided.

The NPPF seeks to conserve and enhance the natural environment and requires planning decisions to minimise impacts upon biodiversity, secure appropriate mitigation and compensation where necessary, and provide opportunities to improve biodiversity.

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). Qualifying development is required to deliver a minimum 10% biodiversity net gain and secure its delivery through the statutory Biodiversity Gain Plan process.

Where relevant, development must also be assessed against the Conservation of Habitats and Species Regulations 2017 (as amended). Development should avoid adverse effects on protected species, designated sites and other features of ecological importance and follow the mitigation hierarchy of avoiding, mitigating and compensating for ecological harm.

10.11.2 Assessment

The application is supported by a Preliminary Ecological Appraisal, Biodiversity Net Gain information and arboricultural information which assess the ecological value of the site and the impacts arising from the proposed development. The site comprises an area of managed grassland enclosed by existing woodland planting and forms part of the wider Manton Estate. The proposal does not require the removal of any trees and includes additional planting and habitat enhancement measures.

The Council's Ecologist initially requested further information in relation to the Biodiversity Net Gain assessment, including baseline habitat mapping and condition assessments. Following submission of the additional information, the Ecologist confirmed that the submitted metric, supporting mapping and condition assessment information were satisfactory. No objection is raised subject to conditions.

The Ecologist confirms that the application is subject to the mandatory Biodiversity Net Gain requirements introduced through the Environment Act 2021 and that the statutory Biodiversity Gain Plan condition will automatically apply in the event planning permission is granted. The submitted information confirms a baseline biodiversity value of 1.11 habitat units and 0.05 hedgerow units. No irreplaceable habitats are present within the site, and no habitat degradation has been identified.

The Ecologist recommends conditions requiring compliance with the ecological safeguards and enhancement measures identified within the submitted ecological information and a lighting condition to ensure that any future external lighting does not adversely affect bat habitat. These will be included as part of the approval.

Having regard to the submitted ecological evidence, consultation responses and the proposed mitigation and enhancement measures, officers are satisfied that ecological impacts can be adequately avoided and mitigated through appropriate conditioning and that the proposal would not result in unacceptable harm to biodiversity interests.

10.11.3 Conclusion

Officers therefore conclude that the ecological impacts of the proposal have been satisfactorily addressed. The Council's Ecologist raises no objection to the proposal and appropriate ecological mitigation and enhancement measures can be secured through planning conditions and the statutory Biodiversity Gain Plan process.

Accordingly, the proposal accords with Core Policy 50 of the Wiltshire Core Strategy and the biodiversity objectives of the NPPF. Avoidance and mitigation of ecological harm are neutral compliance matters. Any measurable biodiversity enhancement delivered beyond the mandatory minimum may attract limited positive weight, but the mandatory 10% Biodiversity Net Gain requirement should not itself be treated as a discretionary planning benefit.

10.12 Pre-commencement Condition Agreement

This recommendation includes a pre-commencement planning condition relating to archaeological investigation and recording. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement

Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant's agent of the proposed condition and sought their written agreement on 1 October 2026. No response had been received at the time of preparing this report. The condition will therefore only be imposed following receipt of the applicant's written agreement or completion of the notification procedure prescribed by the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

10.13 Community Infrastructure Levy

The development is CIL-liable under the Council's adopted Charging Schedule. Liability, indexation and any available relief will be determined separately through the statutory CIL process and do not affect the planning merits of the application.

10.14 Overall S106 mitigation summary

A legal agreement is required to ensure that the extant trainer's house entitlement arising from K/36070/O and K/045156/R cannot be implemented in addition to the dwelling now proposed.

The agreement must identify the relevant land and permission precisely and provide an enforceable mechanism preventing dual implementation. No other planning obligations are required.

The obligation is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind.

11 PLANNING BALANCE

The proposal conflicts with the settlement strategy insofar as it would provide a dwelling outside a defined settlement boundary. No standalone functional or financial case has been submitted to demonstrate compliance with Core Policy 48 as a new rural worker dwelling. These matters weigh against the proposal.

The proposal would also introduce substantial built form, domestic curtilage and activity into an undeveloped clearing within the North Wessex Downs National Landscape. The resulting localised landscape and visual harm, particularly for users of Public Footpath PRES27, attracts moderate adverse weight. Limited adverse weight is attributed to the possible loss of Grade 3a agricultural land.

Significant weight is afforded to the extant trainer's house entitlement elsewhere within the estate, subject to confirmation that it represents a genuine fallback and to completion of a legal agreement preventing dual implementation. Although the current dwelling is not a like-for-like replacement, the proposed site is considered to be no less well contained within the landscape than the approved location.

The revisions made following PL/2024/03249, including the simplified architectural treatment, reduced chimney prominence, revised orientation and increased setback from PRES27, materially reduce the design and landscape harm identified in the previous refusal. Limited positive weight is afforded to the provision of a replacement trainer's dwelling associated with

the wider equestrian operation at Manton Park. Whilst the proposal would contribute one dwelling towards the Council's overall housing stock, its primary purpose is to provide accommodation linked to an established rural enterprise rather than to make a significant contribution towards general housing supply. Ecology, highways, archaeology and neighbour amenity are acceptable subject to mitigation and are principally neutral compliance matters.

Substantial weight has been given to conserving and enhancing landscape and scenic beauty within the National Landscape. The Council has also applied the section 245 duty and considered what reasonable and proportionate measures can further the designation's purposes. the proposed woodland enhancement, native planting, detailed landscape management and proposed relinquishment of the extant trainer's-house entitlement are material to that conclusion.

Officers consider that the extant trainer's-house entitlement, the enforceable prevention of dual implementation, the landscape characteristics of the proposed site, and the secured landscape enhancements amount to exceptional circumstances. Taken together, these benefits substantially outweigh the conflict with the countryside spatial strategy, the absence of a standalone Core Policy 48 case, the moderate localised landscape harm and the other limited adverse effects. The proposal therefore satisfies Policy S5(4), subject to completion of the legal agreement and imposition of the recommended conditions.

12 CONCLUSION

Having regard to the Development Plan as a whole, the current NPPF and all other material considerations, the proposal conflicts with the countryside spatial strategy but benefits from the significant material consideration of an extant trainer's house entitlement elsewhere within the estate. Subject to the permanent relinquishment of that entitlement, the revised siting, design and landscape mitigation are considered sufficient to avoid unacceptable harm to the North Wessex Downs National Landscape.

The exceptional circumstances identified and the benefits of the proposal substantially outweigh the identified adverse effects.

RECOMMENDATION: That authority be delegated to the Head of Development Management to GRANT planning permission, subject to completion of a legal agreement preventing implementation of the extant trainer's house entitlement in addition to the development hereby permitted, and subject to the conditions set out below.

If the legal agreement is not completed within the period considered appropriate by the Head of Development Management, authority is delegated to refuse the application for failure to secure the necessary planning obligation.

13 CONDITIONS

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

1. Time Limit for Commencement

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Design Scheme *250401-N-03* (Received 30/04/2026)
- Proposed Site Plan *250401-05-D* (Received 30/04/2026)
- Location Plan *250401-01* (Received 30/04/2026)
- Application Form (Received 30/04/2026)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Written Scheme of Archaeological Investigation

No development shall commence within the area indicated by application PL/2026/02813 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

4. Ecological Mitigation and Enhancement Measures

The development hereby permitted shall be carried out in full accordance with the following documents:

- Section 10 titled 'Ecological Safeguards' and Section 11 titled 'Ecological Enhancements' of the Preliminary Ecological Appraisal prepared by Icon Ecology (Received 30/04/2026)
- Section 6 titled 'Arboricultural Impact Assessment' of the Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan prepared by WHLandscape (Received 30/04/2026)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5. External Lighting

No external lighting shall be installed within the site unless details of the proposed lighting have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, position, height, direction, intensity and spread of all lighting and shall demonstrate that the scheme has been designed to avoid unacceptable impacts on bat habitat and other biodiversity interests, including through the control of light spill within and beyond the site. The lighting shall thereafter be installed and maintained in accordance with the approved details.

REASON: In the interests of biodiversity and to minimise impacts arising from artificial lighting on bat habitat and other ecological receptors.

6. Landscaping Scheme

No works above slab level shall commence until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- the location, species, size, density and numbers of all proposed trees, shrubs, hedgerows and other planting;
- details of all proposed hard landscaping;
- planting implementation details and timetables;
- measures for the protection and retention of existing trees and vegetation to be retained;
- a programme for the maintenance and management of all planting for a minimum period of five years following completion.

The approved landscaping scheme shall be carried out in full in accordance with the approved details and implementation timetable. Any trees or plants which, within a period of five years from completion of the landscaping works, are removed, die, become seriously damaged or diseased shall be replaced in the next available planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the character and appearance of the area and the conservation and enhancement of the North Wessex Downs National Landscape.

7. External Materials

No works above slab level shall commence until details and samples of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the brick type, mortar colour and finish, flint treatment, roofing materials and samples of each. Development shall thereafter be carried out in accordance with the approved details.

REASON: In the interest of the character and appearance of the area and the conservation and enhancement of the North Wessex Downs National Landscape.

8. Equestrian Occupancy Restriction

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in the breeding, training or care of horses or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than to serve the essential needs of the countryside is not normally permitted.

9. Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order with or without modification, no outbuildings, enclosures, swimming pools, gates, fences, walls or other means of enclosure permitted by Class E of Part 1 or Class A of Part 2 of Schedule 2 shall be erected or constructed within the curtilage of the dwelling hereby approved without the prior grant of planning permission from the Local Planning Authority.

REASON: To safeguard the character and appearance of the countryside and the North Wessex Downs National Landscape, having regard to the sensitive landscape setting of the site and the importance of controlling future domestic structures and means of enclosure.

Informatives

BNG Required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Right of Way Obstruction

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way PRES27 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.