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Our ref: GAO/JOR/SAV/U0024585
Your ref: PP-12390999

25 August 2023

Polesdon Farm, Newtown, Shalbourne, Marlborough, SN8 3PP - Application for Prior Approval

On behalf of our Client, Mawley Hall LLP ("the Applicant"), we write to enclose an application for Prior Approval under Permitted Development Rights Class 6 Part A, in relation to the erection of an agricultural building on units of 5 hectares or more at Polesdon Farm, Newtown, Shalbourne, Marlborough, SN8 3PP ("the site").

Background and Planning History

The application site is located approximately 50 metres to the south west of the principal collection of agricultural buildings of Polesdon Farm on an area of existing concrete hardstanding with direct access to the adjacent road. There was previously an open barn in this location, which was subsequently removed. Currently the site is used for the open-air storage of farm machinery and other agricultural equipment.

The site is situated within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), but otherwise there are no planning policy designations of relevance.

After conducting a review of Wiltshire Council's Statutory Planning Applications Register, there is no planning history for the site.

Permitted Development Criteria

The proposed barn will be used solely for agricultural storage purposes at Polesdon Farm - which comprises a working farm in excess of 800 hectares across a mixture of arable land, pasture and woodland.

In accordance with Class A Part 6 of the General Permitted Development Order (GPDO) the proposals constitute permitted development as follows:

Permitted Development Criteria Class 6 Part A	**Compliance**

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London W1G 0AY and on our website.

a)	*the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;*	The development would be on Polesdon Farm which comprises a working farm in excess of 800 hectares across a mixture of arable land, pasture and woodland.
b)	*it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins (GE note- this doesn't apply)*	It does not consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins (GE note- this doesn't apply).
c)	*it would consist of, or include, the erection, extension or alteration of a dwelling;*	The development does not consist of, or include the erection, extension or alteration of a dwelling.
d)	*it would involve the provision of a building, structure or works not designed for agricultural purposes;*	The development is for agricultural storage purposes.
e) *(i)* *(ii)*	*the ground area which would be covered by—* *any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or* *any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;*	The ground area would not be covered by any works or structure for accommodating livestock or any plant or machinery arising from engineering operations. The floorspace of the proposed building would be less than 1,000 sq metres.
f)	*the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;*	Not applicable
g)	*the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;*	Not applicable
h)	*any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;*	The development is not within 25 metres of a metalled part of a trunk road.

i)	*it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building*	The proposals are not within 400 metres of the curtilage of a protected building nor will livestock or slurry be stored.
j)	*it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or*	The proposals do not involve any works on article 2(4) land which is connected with fish farming.
k) *(i)* *(ii)*	*any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—* *would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or* *is or would be within 400 metres of the curtilage of a protected building.*	The building would not be used for storing fuel for or wate from a biomass boiler or an anaerobic digestion system.

As set out at Class 6 part A.2 (2) a) of the GDPO, the erection, extension or alteration of a building is permitted by Class A subject to the following conditions:

i. the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

ii. the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

iii. the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or

(cc)the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

Assessment of Proposals

As such, as part of this application to determine whether prior approval is required, the Applicant has set out below the relevant information in order to satisfy the aforementioned conditions which comprise details of the following:

- Siting
- Design
- External appearance

Siting

Whilst the site is located within the North Wessex Downs AONB, it is afforded no other planning policy designations of relevance.

The application site is located approximately 50 metres to the south west of the principal collection of agricultural buildings of Polesdon Farm on an area of existing concrete hardstanding which previously housed an open barn. The site benefits from direct access to the adjacent road (Newtown Store) which is predominantly used by agricultural vehicles in association with the working farm. There would be no change in levels to accommodate the new agricultural barn.

The proposed siting of a new agricultural barn in this location would be within the boundaries of a working farm in operation since 1960 and which would provide a suitable backdrop against which new development would sit, thereby limiting the impact on the wider landscape views and setting, including on the AONB. The new agricultural barn would utilise the existing access from the adjacent road, would also be screened by hedgerows along the road and is not overlooked by any surrounding residential properties.

Design and External Appearance

The proposed barn has been designed simply so as to appear as a traditional agricultural barn which is common across the surrounding area given the rural location of the site where agriculture is a key industry within the local economy. Externally, the proposed barn will appear as a standard agricultural barn with a 15 degree pitched roof and a roller shutter door located in the centrally on the north elevation. In terms of materiality, the walls of the agricultural barn will be made of steel composite profile cladding and the roof steel composite sheeting. In terms of size, the barn is proposed to measure approximately 30 metres in length, 15 metres in width and 8 metres in height - which is a standard size for an agricultural barn.

The proposed design and external appearance of the agricultural barn is typical of others across the locality which will ensure that it integrates well within the existing landscape and therefore does not have detrimental visual impact on the wider landscape views, including on the AONB.

Summary

The proposed works comply with the relevant criteria set out under Class A of the General Permitted Development Order. Details required in respect of each of the conditions set out under part A.2 (2) a) have also been provided as part of this application.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation as part of this prior approval application:

- Completed Prior Approval Application Form (ref. PP-12390999) (dated 17 August 2023), prepared by Gerald Eve LLP;
- Site Location Plan (dated 07 July 2023), prepared by E&C Engineering Ltd;
- Existing Site Block Plan (dated 07 July 2023), prepared by E&C Engineering Ltd; and
- Proposed Floorplans and Elevations (dated 27 June 2023), prepared by E&C Engineering Ltd.

Conclusion

This prior approval application has been submitted via the Planning Portal as detailed above. The requisite application fee has been paid by the Applicant via the Planning Portal. We look forward to confirmation of the registration and subsequent validation of this prior approval application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Joanne Rams (020 7333 6372) or Sam Aviss (020 3486 3524) of this office.

Yours faithfully,

Gerald Eve LLP

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Enc. As above via the Planning Portal