PLANNING STATEMENT

Application for the Construction of a General-Purpose Agricultural Building
for Hay, Feed and Machinery Storage

1. Site Planning History

The site has no planning history.

2. National Planning Policy

We believe that National Planning Policy Framework (NPPF) 2021 is the leading policy, the relevant policies are as follows: -

- Paragraph 8 - There are three dimensions to sustainable development, economic, social and environmental.
- Paragraph 9 – Achieving sustainable development
- Paragraph 10 - A presumption in favour of sustainable development.
- Paragraph 84 - Promote the development and diversification of agricultural businesses.

3. Local Planning Policy

The relevant local planning policy makers are Wiltshire Council whose local planning policies are contained within the Wiltshire Core Strategy Adopted January 2015.

The Wiltshire Core Strategy 2015 recognises the importance of agriculture and the benefit it brings to the rural area although there are no specific policies within the Local Plan relating to the erection of new agricultural buildings which is a surprise, given the importance of the agriculture to the district. The NPPF is the guiding document.

4. Policy Compliance

The proposed materials and overall appearance of the proposed development has been designed to match that of the existing agricultural buildings in the local area. By doing so, the proposed building will not look "out of place" or unsightly. The tanalised timber space boarding will allow a natural weathering, ageing/silvering of external finishes, increasing the settled character of the new structure within the rural setting.

In assessing the current proposal against the relevant policy criteria, it must be recognized that, in terms of 'design, character and landscape impact', all existing hedges will remain untouched, as will any otheraspect of the boundary treatments and/or frontage to the property.

5. Pre-application Engagement

No discussions have taken place with the local planning authority or parish council due to the fact that the proposed development is within policy and not expected to be a contentious application.