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Our ref.: MW/Hilton

31st October 2023

Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA13

Dear Sir,

Town and County Planning Act 1990
Change of use of part of agricultural building to storage use at West Hayleaze Farm, Rommel Lane, Crudwell, Wiltshire.

We are instructed by Ms. V. Hilton to prepare and submit this full planning application for the change of use of part of an existing agricultural building at West Hayleaze Farm to storage use. Please find enclosed in support of the application;
- the completed full planning application forms;
- a location plan
- the floor plan of the building
- a Planning Statement (this letter)
- the appropriate application fee of £462.

Approval for the erection of the building was granted in April 2022 by way of an application for prior approval (under ref. PL/2022/03406). Planning permission was also granted for the formation of an access track (under ref. 21/01219/FUL). The building as been erected and is presently in use for agricultural storage.

As set out in the application for prior approval, the applicants intention was to develop an organic mixed livestock enterprise on the unit. Since acquiring West Hayleaze Farm in 2019 the Hilton family have converted the land to organic, entered into the 2nd Tier Stewardship Scheme and generally improved the farm. By the end of this year the entire 48.5 hectares (120 acres) will have been re-fenced to provide secure and safe grazing for sheep and cattle.

The family's original intention was to build up their own stock of animals and the barn was constructed to provide a suitable modern building for lambing as well as storage for the farm's machinery and equipment.

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Planning Services, Wiltshire Council 31st October 2023

West Hayleaze Farm, Rommel Lane, Crudwell, Wiltshire.

However, shortly after it became public knowledge that the farm was being converted to organic, the applicants were approached by a neighbouring organic farmer (Joynson's at Hyam Park Farm, Malmesbury) who needed more organic grazing. Since then West Hayleaze Farm has been fully grazed by the Joynson's organic livestock. This arrangement has worked very well for both parties and as Joynson's do all the lambing and calving on their own farm, there has been no need for the barn at West Hayleaze to be used for lambing.

The barn is now therefore only being used for the storage of the tractor and the farm's other equipment. This has left about 50% of the barn currently being unused. Although there is still a longer term plan for the applicant to develop their own livestock enterprise here, the current arrangement is likely to continue for the next few years. Under the circumstances the applicant would like to obtain temporary planning permission to use the barn for the storage of machinery and equipment that does not belong to the farm.

National and local planning policy guidance is generally supportive of the re-use of agricultural buildings for employment use. To be clear, we do not seek a permanent change of use of the whole building. Approval for storage on just part of the building for a limited period of three years should be sufficient.

It is likely that the part of the building will be used for the longer-term storage of vehicles and other items (as opposed to distribution), so there will be no significant traffic generation involved and no significant impact on residential amenity.

I trust this is clear and look forward to hearing from you.

Yours faithfully,

[redacted]

Marc D. Willis BTP MRTPI FBIAC