Planning Statement

Erection of Agricultural Building with Associated Works.

In respect of:
The Fields, Upper Chedglow, Malmesbury, SN16 9HA

By
McLoughlin Planning Ltd

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1.0 Introduction

1.1. McLoughlin Planning has been instructed by Mr N Moffat (hereafter referred to as the applicant) to prepare and submit a planning application for the erection of an agricultural building with associated works.

1.2. The purpose of the Planning Statement is to demonstrate that the proposed development complies with relevant local and national planning policies and the reasons why planning permission should be granted.

1.3. In making the case for the proposed development and for ease of reference, this Planning Statement is structured as follows:

- Section 2 – Site Description and Planning History
- Section 3 – The Proposed Development
- Section 4 – Planning Policy Context
- Section 5 – Analysis of Planning Considerations
- Section 6 – Summary and Conclusions

1.4. In addition to this Planning Statement, this planning application is supported by the following documents:

- Site Location Plan
- Existing and Proposed Block Plan
- Proposed Site Plan
- Proposed Elevations
- Proposed Floor Plan

2.0 Site Description and Planning History

2.1. This section of the Statement describes the site and its planning history.

Site Description

2.2. The site relates to an area of agricultural land approximately 1.7 ha in size to the West of Crudwell. The site is accessed off of Crudwell Lane, with strong boundary treatments surrounding the site. 'Colin's Barn' is a Grade II listed folly which sits to the east of the application site and is within the ownership of the applicant, although it was constructed by a previous owner. The nearest public right of way is number CRUD17 which runs near Hayleaze Farm and may offer glimpsed views of the application site. The site is located wholly in Flood Zone 1 with no other environmental constraints.

2.3. The site does not sit within the Cotswold Area of Outstanding Natural Beauty, but it is located within a Special Landscape Area. The North Wiltshire Landscape Character Assessment sets out the main characteristics of the area as follows:

- Gently undulating, broad low hills and shallow river valleys.
- Locally steeper more enclosed valley forms.
- Broad panoramas and distant views.
- Continuity of hedgerows.

3.0 The Proposed Development

3.1. The proposal will result in an agricultural building being sited on an area of agricultural land. The building will be constructed of green profiled metal wall and roof cladding with solar panels. The building will have a lockable area for storage, and an open-sided section for the sheltering of livestock.

3.2. The proposed building is set into the South West corner of the site against the existing track and hedgerow, to appear well related to buildings on the adjacent farmland.

4.0 Planning Policy Context

4.1. This section of the Statement sets out the Development Plan Context for the site, and is structured as follows:

- Wiltshire Core Strategy (Adopted January 2015)
- North Wiltshire Local Plan 2011 Saved Policies

4.2. Section 38(6) of the Town and Country Planning Act 1990 (as amended), requires that if regard is to be had to the development plan for the purposes of any determination under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- The relevant policies for the Development Plan are listed below.

Wiltshire Core Strategy (Adopted January 2015)

4.3. The Wiltshire Core Strategy was adopted in January 2015 and sets out the policies for development within the district. The relevant policies for this particular proposal are as follows:

- CP50 Biodiversity and Geodiversity
- CP51 Landscape
- CP57 Ensuring High Quality Desing and Place Shaping
- CP58 Ensuring Conservation of the Historic Environment

North Wiltshire Local Plan 2011 (Saved policies)

4.4. The North Wiltshire Local Plan adopted in 2006 has been replaced by the Wiltshire Core Strategy, however, there is one saved policy considered pertinent for this application, which is Policy BD7: Farm Diversification.

National Planning Policy Framework

4.5. The national tier of Planning Policy is set out within the revised National Planning Policy Framework, which was revised in September 2023. The Framework provides formal guidance to all parties involved in the planning system in England and covers a wide range of issues relating to sustainable development.

5.0 Analysis of Planning Considerations

5.1. This section of the statement deals with all matters relevant to the determination of the application for the proposed agricultural building. These are as follows:

- Principle of Development
- Design and Landscape Impact
- Heritage Considerations
- Impact on Neighbouring Amenity

5.2. Each is addressed in turn below:

Principle of Development

5.3. Core Policy 2 of the Core Strategy seeks to focus development at Principal Settlements, however, development is permissible outside of defined settlement limits where the development accords with other policies within the Local Plan. In this case, the proposal represents a simple agricultural barn commensurate with the size of the holding and the associated agricultural activity.

5.4. In addition Saved Policy BD7 of the North Wiltshire Local Plan permits farm diversification where:

- The proposal would not materially prejudice the agricultural operations of the farm

5.5. The proposal results in the addition of an agricultural building in line with the existing agricultural operations for the site. The building will be used for the keeping of sheep and for the storage of agricultural equipment and therefore does not materially prejudice the agricultural operations for the site, satisfying the first criterion of Policy BD7.

- The scale of activities associated with the development is appropriate to the rural context and will not undermine the viability of uses in the surroundings

5.6. The scale of the proposal is commensurate with the scale of operations for the site presently. An agricultural building is an appropriate form of development within a rural context, and there are no existing facilities available in the locality. This results in a proposal that does not undermine the viability of uses in the surroundings and therefore satisfies the second criterion.

- The proposal does not adversely affect the character of the surrounding environment and amenities of local residents

5.7. The proposal is set against existing boundary hedgerow at the site, and is of a material pallet that is commonplace in the locality. In addition, the proposal is over 500m from the nearest dwelling and as a result will have minimal impact on the character, environment or amenities of local residents, therefore satisfying the third criterion.

- The proposal will not have an adverse impact upon the surrounding road network.

5.8. The development would reduce the impact on the surrounding road network because it would reduce the need to move livestock to and from the site, therefore satisfying the final criterion of BD7.

5.9. The proposal would result in agricultural storage and lambing facilities being retained at the site providing a betterment to the agricultural provision. With all relevant criteria of Core Policy 2 of the Local Plan and Saved Policy BD7 of the North Wiltshire Local Plan being satisfied, the principle of the development is therefore acceptable.

Design and Landscape Impact

5.10. Core Policy CP57 requires a high standard of design in all new developments, that respects the local context. Core Policy 51 requires development to protect, conserve and where possible enhance the landscape character of an area.

5.11. The proposal is for a modest agricultural building in an agricultural field using materials including green corrugated cladding akin to those in the locality to ensure that the proposed structure is congruent with the existing character. The size and scale of the proposal are congruent with the size and scale of the agricultural holding.

5.12. In addition, the proposal is set against existing landscaping and boundary treatments, which will aid in ensuring that the proposed building sits within the landscape, protecting the existing character in accordance with policy CP51.

5.13. Overall the proposal demonstrates that it accords with Policies CP51 and CP57 of the Local Plan and therefore can be considered acceptable on Design and Landscape Grounds.

Heritage Considerations

5.14. Core Policy CP58 relates to ensuring the conversation of the historic environment and requires that development should protect, conserve and where possible enhance the historic environment.

5.15. The building would be located approximately 100m to the southwest of the Grade II listed Colin's Barn, which is also in the applicant's ownership. Colin's Barn is not located within the same site boundary and it would be screened from the proposed building by dense vegetation and tree cover. As with the development site, Colin's Barn is not publicly accessible and is located on private property. There are no available views to/from Colin's Barn from the public realm.

5.16. The applicant commissioned a qualified heritage professional, Esther Robinson Wild BA (Hons) PgDip MA (Archaeology of Buildings) MCIfA FSA to undertake an independent review of the statutory listing with the intention of getting Colin's Barn de-listed. The scope extended to an analysis of the merits of the statutory listing, including the evidence base, the robustness of the assessment and the process that resulted in Colin's Barn becoming a Grade II listed building in 2021. Historic England's assessment of the Barn ascribed both historic and architectural interest to it. Of particular concern, was the absence of appropriate sources informing the evidence base for the statutory listing of Colin's Barn. A tabloid newspaper article and urban explorer websites are not appropriate or sufficient to inform an assessment for statutory listing, nor provide a robust evidence base for the designation of a building

5.17. Colin's Barn is a little more than 30 years old and was constructed in an ad hoc manner over a significant time period by Mr Colin Stokes, a stained-glass artist and rare sheep breeder. The limited available evidence clearly indicates that Mr Stokes purely intended to construct a functional building – a hay barn which evolved in response to his creativity and for private rather than public consumption.

5.18. The review extended to a robust and thorough assessment of the Barn that was evidence-based and included an investigation of the structure, an understanding of its fabric and development, and contextual research, which indicated that it does not conform to the folly typology. A report ('Review of the Statutory Listing of Colin's Barn, Crudwell') was subsequently prepared in July 2023. It concluded that the Barn is of some aesthetic value and is an interesting and unusual structure but is not of evidential, historical, or communal value, and thereby of significance. The report sets out clearly

why the Barn does not meet the statutory criteria for listing. The outcome of the review challenges the process of the listing review and the basis on which the Barn has been statutorily listed. Consequently, a listing review request has been submitted on the basis that the decision to statutorily list the building was flawed.

5.19. In any event, the nature of the proposed building and the distant relationship it would have with Colin's Barn is such that the setting of the Grade II listed building would not be harmed.

Impact on Neighbouring Amenity

5.20. The proposal site is set within an agricultural field, adjacent to an agricultural building under separate ownership. The addition of an agricultural building in this location does not conflict with the neighbouring uses.

6.0 Summary and Conclusions

6.1. The purpose of this Planning Statement is to support the planning application for the erection of an agricultural building with associated works. In doing so, this Statement comprehensively demonstrates the case for development and how the proposal accords with the Development Plan.

6.2. The proposal is for a simple agricultural building with associated works. The proposal has demonstrated that it accords with the provisions of the Local Plan, specifically relating to design, landscape impact and heritage impact.

6.3. Therefore in accordance with section 38(6) of the Town and Country Planning Act 1990 as amended, the proposed development accords with the provisions of the Development Plan, and as a result, planning permission should be granted subject to appropriate conditions.



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