

PLANNING, DESIGN & ACCESS STATEMENT

IN RELATION TO A

**NOTIFICATION FOR PRIOR APPROVAL FOR THE CHANGE OF USE OF TWO
AGRICULTURAL BUILDINGS INCLUDING ASSOCIATED BUILDING WORKS TO
CREATE THREE DWELLINGS**

AT:

**BINCKNOLL FARM, CHADDINGTON LANE, ROYAL WOOTTON BASSETT
WILTSHIRE SN4 8QR**

APPLICANTS: R D HORTON & SON

PREPARED BY:

**WEBBPATON, THE DAIRY, HOOK,
ROYAL WOOTTON BASSETT, WILTSHIRE, SN4 8EF**

SEPTEMBER 2025

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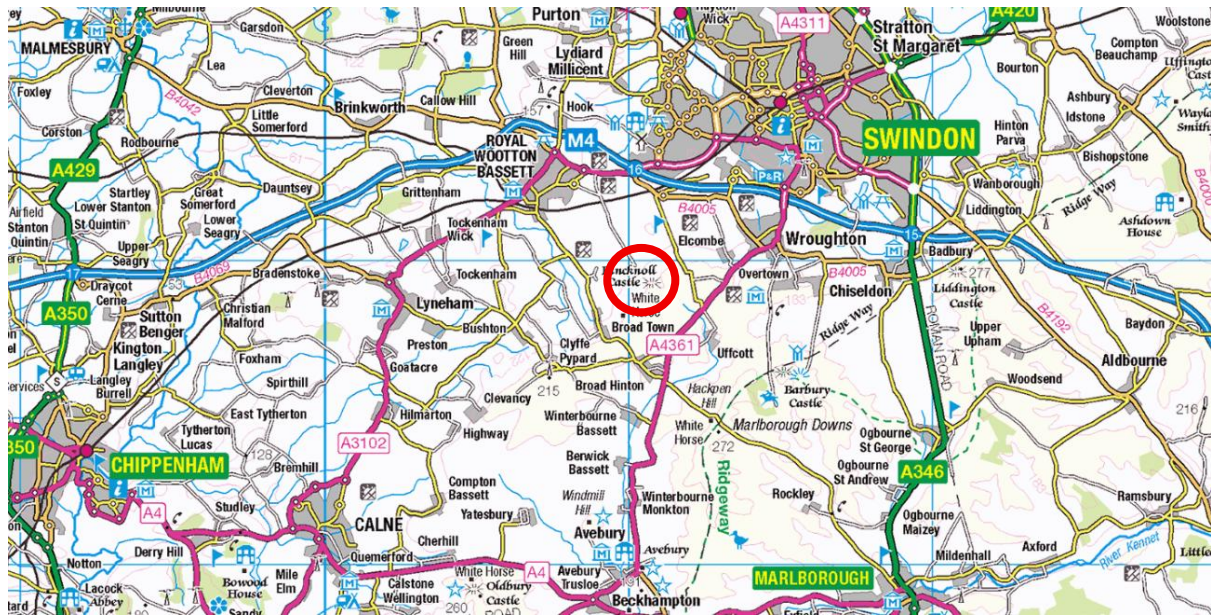
1.0 INTRODUCTION

- 1.1 Webbaton has been instructed by the Applicant (R D Horton & Son) to submit a prior approval application for the proposed change of use of two agricultural buildings known as Buildings at Bincknoll Farm into three residential dwellings at Bincknoll Farm, Chaddington Lane, Royal Wootton Bassett, Wiltshire SN4 8QR.
- 1.2 Mrs Wright is a Member of the Royal Institution of Chartered Surveyors (MRICS) and a Fellow Associate of the Agricultural Valuers (FAAV).
- 1.3 The purpose of this statement is to provide details of the site, the history of the site and assess the proposal in accordance with the Permitted Development Orders.
- 1.4 This Prior Approval Supporting Statement has been prepared in support of an application under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.5 Detailed plans have been submitted with the application, which demonstrates that the agricultural buildings can be developed in such a way as to complement the local vernacular and landscape setting, whilst contributing to the housing needs in Wiltshire.
- 1.6 This Prior Approval Supporting Statement provides a description of the existing agricultural buildings and its broader context, followed by a description of the proposed development. It then provides an assessment of the proposal against the criteria set out in the General Permitted Development Order (2015).

2.0 DESCRIPTION OF THE SITE AND ITS CONTEXT

- 2.1 This proposal involves a change of use of two agricultural buildings to provide one, one bedroom dwelling and two, two bedroom dwellings. Overall, the residential accommodation will extend to approximately 372.10sq.m (GIA).
- 2.2 The buildings are constructed of steel portal frames, corrugated cladding and timber cladding under a pitched corrugated roof. Part of the Hay Barn will be demolished in order to provide two detached dwellings. The remaining buildings on site will be used for storage purposes only.

- 2.3 Bincknoll Farm is set in a rural location yet within close striking distance of a good range of local services. The town of Royal Wootton Bassett is approximately 3.5 miles away which benefits a range of local amenities. Swindon is located to the north east approximately 7 miles away providing a more comprehensive range of retail, recreational and public facilities. The M4, Junction 16, is approximately 3 miles away. All of these neighbouring settlements contribute towards the fabric of the local community.



- 2.4 Location and site plans have been submitted as separate documents within this application submission. Photographs of the existing building can be seen below:



2.5 This document should be read in conjunction with the following:

- Location Plan (2467 S101)
- Existing Floor Plans and Elevations (2467 S201 & S202)
- Proposed Site Plan (2467 SK102A)
- Proposed Floor plans and elevations (2476 SK201 & SK202A)
- Structural Report
- PRA Report

2.6 There are a number of applications associated with the property as detailed below:

Reference	Date	Description	Decision
N/96/00543/FUL	April 1996	Proposed cattle storage building	Approve with conditions
N/07/00270/AGN	March 2007	Erect Roof Over Existing Silage Clamp to Create New Agricultural Building for Dry Storage	Permitted Development
15/08040/PNCOU	August 2015	Change of Use of Agricultural Building to Dwellinghouse	Refused

3.0 POLICY

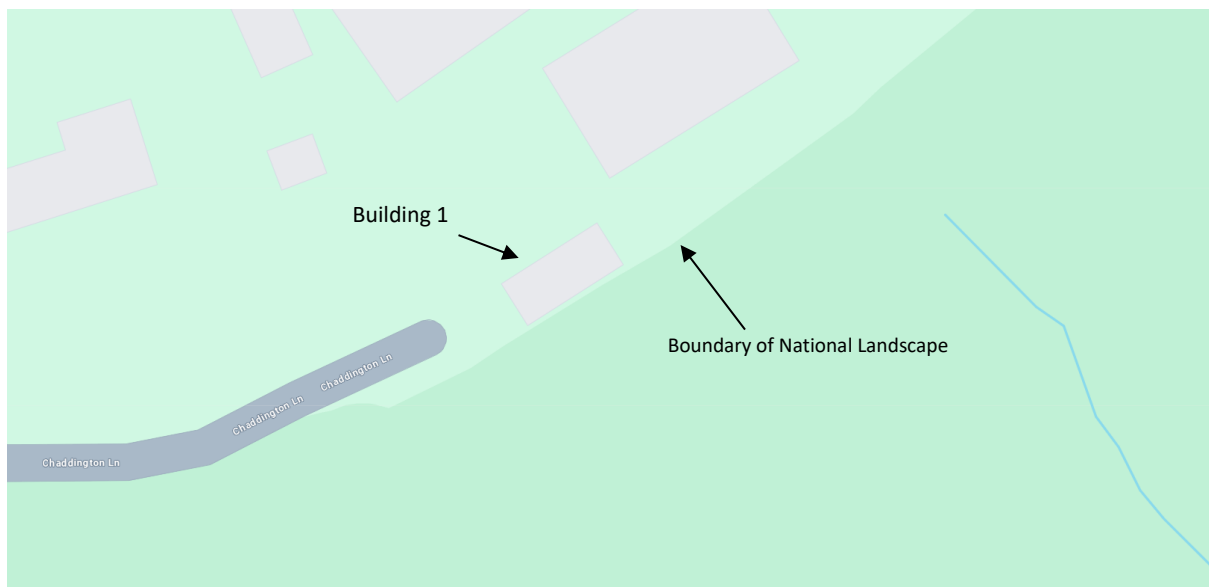
3.1 Class Q Prior Notification Guidance is set out in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended and I confirm the following:

- The site was part of an established agricultural unit on 24 July 2023. The applicants have been farming all their lives and farm approximately 600ha with the main enterprises being dairy and arable. These buildings are away from the main holding and are only not used/suitable to storage of fodder and thus alternative uses are being considered.
- The proposed floor areas for the dwellings are:
 - Building 1 – 74.9sq.m
 - Building 2 (Plot 1) – 149.4sq.m
 - Building 2 (Plot 2) – 147.6sq.m

Therefore, proposed dwellings do not exceed the maximum size per unit of 150sq.m. Additionally, the cumulative floor space does not exceed 1,000sq.m.

- The cumulative number of dwelling houses proposed on site is three and no other dwellings have been converted on site thus not exceeding the maximum number of 10 dwellings.

- The site is not occupied under an agricultural tenancy and never has been. Furthermore, no tenancy has been terminated.
- No development under Class A (a) or Class B (a) of Part 6 of the GPDO has been undertaken on the holding in the last 10 years.
- The development will not exceed or extend past the external dimensions of the existing buildings. The building will be converted to ensure that all works are internal and will retain and incorporate the existing structure and materials.
- No extensions have been proposed for the buildings.
- The proposed conversion complies with the permitted building operations with no other operations required to function as a dwellinghouse.
- The site is not on article 2(3) land and does not form part of a SSSI, safety hazard area and is not located within a military explosive storage area. Furthermore, the site is not and does not contain a scheduled monument and is not a listed building. Building 1 is situated close to the boundary of the North Wessex Downs National Landscape but is not situated within in it.



The proposal is for the change of use of former agricultural buildings into commercial storage units (B2 & B8) as indicated on the plan.

- The building meets the requirements of the minimum space standards.
- The building is accessed directly from a public highway and benefits good access.

3.2 Transport

- 3.2.1 As the plans show, the property has good existing access. The property is located at the end of Chaddington Lane. Chaddington Lane provides good access into Royal Wootton Bassett.

3.3 Noise

- 3.3.1 The surrounding land is used for agriculture with no noise sources which would generate unacceptable impacts to a residential use.

3.4 Contamination

- 3.4.1 The use of the buildings has been used more recently for the storage of fodder, feed and machinery. There have been no potential sources of contamination at the buildings.

3.5 Flooding

- 3.5.1 The buildings are situated within flood zone 1 on the Environmental Agency website for planning purposes. Land and property in Flood Zone 1 has a low probability of flooding and a small-scale application site such as this do not normally require a Flood Risk Assessment.

3.6 Practical and Desirable Location

- 3.6.1 The proposed dwellings will be located close to a cluster of existing residential dwellings. The change of use of the buildings from agriculture to residential would match the use of the other existing local buildings and would enhance the residential amenity within the area.

3.7 European Protected Species

- 3.7.1 An Ecology survey has been undertaken by Arbtech confirming that the buildings do not have bat roosts and were not suitable for roosting bats. Recommendations have been made in the report and the applicant will implement the recommendations of the Ecologist. Please see the attached report.

3.8 Design and Appearance

- 3.8.1 The proposed design of the buildings is in keeping with their existing appearance. The proposal is to retain all existing materials where possible and will upgrade where necessary. Double glazed windows will be installed.

3.8.2 A structural survey have been completed by Tim HB Limited and accompanies the application. The report confirm that both buildings are structurally capable of conversion.

3.8.3 The proposal will enhance the site but will also improve the visual appearance of the local area for neighbouring properties. By tidying the site and removing the old silage clamps the site will be more aesthetically pleasing thus improving the outlook from the nearby National Landscape.

3.9 Adequate Light

3.9.1 Every habitable room benefits from sufficient natural light. Suitably sized windows also provide good light.

3.10 Curtilage

3.10.1 The garden space for each barn is no larger than the footprint of each building. Parking spaces are also included.

4.0 CONCLUSION

4.1 The following key conclusions can be drawn from this statement:

- The National Planning Policy Framework confirms that sustainable development should be supported where it is consistent with other policies in the Framework and where any adverse impacts arising from the development would not significantly and demonstrably outweigh the benefits.
- It is considered that the location of the site, its physical characteristics and the sensitive approach taken to the proposed design and layout means that the new development will complete the character of the locality. IT would not be impractical or undesirable for the building to change from agricultural to a residential use.
- A safe and suitable access to the development exists.
- The proposed development will go some way towards bridging the housing shortfall in the area.
- Development schemes which propose to convert, and re-use existing rural buildings are inherently sustainable as they reduce the need for new build developments within open countryside.

- 4.2 Furthermore, the Government introduced Permitted Development Rights to change the use of rural buildings to boost the delivery of houses.
- 4.3 We hope that the proposed development is considered suitable and that Wiltshire Council are able to support the redevelopment of the buildings to provide necessary accommodation and confirm that prior approval for this proposal is not required.