



PLANNING STATEMENT

Application:	Erection of general-purpose agricultural storage building, laying of farmyard and farm track – Sch 2, Part 6, Class A GDPO
Property:	Land off Westbrook Road, Bromham, Chippenham
Client:	Mr L Johnson
Date:	Nov 2025
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



www.w-w.co.uk • planning@w-w.co.uk • 01672 515252

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Woolley & Wallis having given prior written approval as to the form and context in which it may appear

Site Description & Background

The applicant's agricultural holding comprises of two parcels of land – the first being 1.31 ha and the second being 13.05 ha. Both parcels are bare agricultural land, with the smaller of the two being the proposed location for the building. This same parcel formed part of a wider equestrian holding, owned by Mr Johnson's father, which has subsequently been passed down to Mr Johnson, himself. This parcel has now been reverted to agriculture (PL/2025/05608).

See farm map at appendix.

At present, there are no existing buildings or permanent structures located on the site. The land is used for agricultural activities associated with the applicant's growing enterprise.

Due to the absence of suitable storage facilities, the applicant is currently required to store essential agricultural machinery and equipment in the open. This exposes valuable assets to the elements, resulting in weathering, rusting and deterioration, which in turn affects their operational lifespan.

To support the continued growth of the business, the applicant now seeks consent to erect a general-purpose agricultural storage building, providing secure, weatherproof accommodation for machinery, tools and associated materials.

Proposal

The applicant wishes to erect building a single storage building of standard agricultural construction being of steel portal frame construction with a cement fibre roof and olive-green steel box selected sheeted elevations, and will be equipped with two roller shutter doors, for added security.

The building will measure 60ft (18.288m) in length by 60ft (18.288m) in width.

The building will measure 5.4m to the eaves, and 7.4m to the ridge.

To the north of the building the applicant would like to lay a small yard as well as extending the existing farm track up to the yard to make accessing the building easier during winter months.

The yard and track will be of standard agricultural construction being excavating to 250mm, installing a geotextile membrane, adding a compacted layer of clean stone, and finishing with a 50–75mm topping of road planings to create a stable, well-drained surface suitable for farm vehicles. The finished level of the track and yard will match the existing field level.

The proposed barn will not impact any trees or hedges.

Assessment against, Schedule 2 Part 6 Class A GDPO

Legislation in grey and agent assessment in blue below.

Class A – agricultural development on units of 5 hectares or more

Permitted development.

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a)works for the erection, extension or alteration of a building; or

(b)any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The agricultural unit extends to a total of 14.34 hectares. See farm plan at appendix 1

The matter of reasonable necessity is addressed above under 'proposal'.

In addition, the willingness of the farming business to invest in the construction of the agricultural building demonstrates that it arises from a genuine agricultural need.

The GPDO test is whether the works are '*reasonably necessary*' for agriculture, not absolutely essential. In this case, the building plainly meets that threshold, with the applicant farming land and benefiting from no buildings to service it.

Development not permitted

A. 1. Development is not permitted by Class A if -

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 not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area. The land upon which the barn is proposed extends to 1.29 hectares.

B) It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;

No development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

C) It would consist of, or include the erection, extension or alteration of a dwelling;

It would not consist of any alteration of a dwelling;

D) It would involve the provision of a building, structure or works not designed for agricultural purposes;

As set out above there is an agricultural need for the building to service the agricultural holding;

E) *the ground area which would be covered by—*

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations (F1 would exceed 1,000 square metres); or*
- (ii) any building erected or extended or altered by virtue of Class A (F2 would exceed 1,500 square metres), F3... calculated as described in paragraph D.1(2)(a) of this Part;*

D.1(2)(a) – "Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development";

The building extends to 334.45 sq.m.

A small area of hard standing (engineering works) extending to 111.5m² is being laid in front of the building to aid with access into the building.

The track extends to 130m². PPG confirms that there is no limit to the size of tracks.

There have not been other buildings or structures granted in the last two years. This criterion is therefore met.

F) *The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;*

We are not aware of an aerodromes within 3 kilometres, council to confirm;

G) *The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;*

The height of the proposed structure would not exceed 12 metres in height;

H) *Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;*

The proposed development would not be within 25 metres of a trunk or classified 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 proposed building is not to be used for the accommodation of livestock, or the storage of sewage / slurry waste.

- J) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;*

The proposal would not involve excavations or engineering operations on or over article 1(6) land and is not connected with fish farming;

- K) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –*
(i) 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
(ii) Is or would be within 400 metres of the curtilage of a protected building.

The proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.

- L) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.*

The proposal is not for a building that is or within the curtilage of a scheduled monuments.

Appendix 1 –Agricultural Unit Plan

