



Bourne Valley Associates Ltd

Planning Statement

For

**A new agricultural building under an Application for Prior
Notification of proposals under Schedule 2, Part 6**

of

**The Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)**

At

Woodhill Farm, Brinkworth, Chippenham, SN15 5AU

Prepared by: Anna Hebard MSc Hons MRTPI

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Andover
Hampshire
SP11 9PE

Tel: 01264 850159
Email: anna.hebard@bournevalley.co.uk

Project: Agricultural building – Prior Notification
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1. Introduction

This statement accompanies and supports an application made to Wiltshire County Council seeking prior approval for a new agricultural building to be undertaken under Permitted Development rights. The application relates to a proposed new agricultural building at Woodhill Farm, Brinkworth, Chippenham, SN15 5AU. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr Ian Ryall, who owns the farm and its associated agricultural land.

The proposal is considered, by the applicants and ourselves, to be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015¹ (GPDO). Under Schedule 2, Part 6 of that Order¹, the details of the proposals need to be set out to the local planning authority, which then has 28 days in which to let the applicant know of its decision whether a full application is required or to inform the applicant of its decision to allow or refuse permission. Under modifications to the GPDO, enacted in 2024, the maximum footprint of agricultural development that can take place, subject to limitations and conditions, under permitted development rights, is 1,500m². The new building is proposed to cover 294m².

In this statement, we review only those aspects that are covered by the Order, including those that can be influenced by the local planning authority. Accordingly, we have not provided a full review of the development against policy that we would normally do in respect of planning applications. We thus principally consider whether the proposal complies with the terms and conditions as set out in Class A of Part 6, Schedule of the GPDO: whether the siting, design and external appearance of the proposed development is acceptable and whether we have provided enough information to enable the local planning authority to assess the proposed development against the criterion within the GPDO.

¹ Hereafter referred to as the GPDO.



2. Site Context

2.1. Agricultural holding and site location

Woodhill Farm is located South-West of Royal Wootton Bassett and South-East of Malmesbury within a countryside location. Figure 1 shows the application site's geographical context. The location plan is formally submitted as Drawing 02280-00 B, Sheet 01.

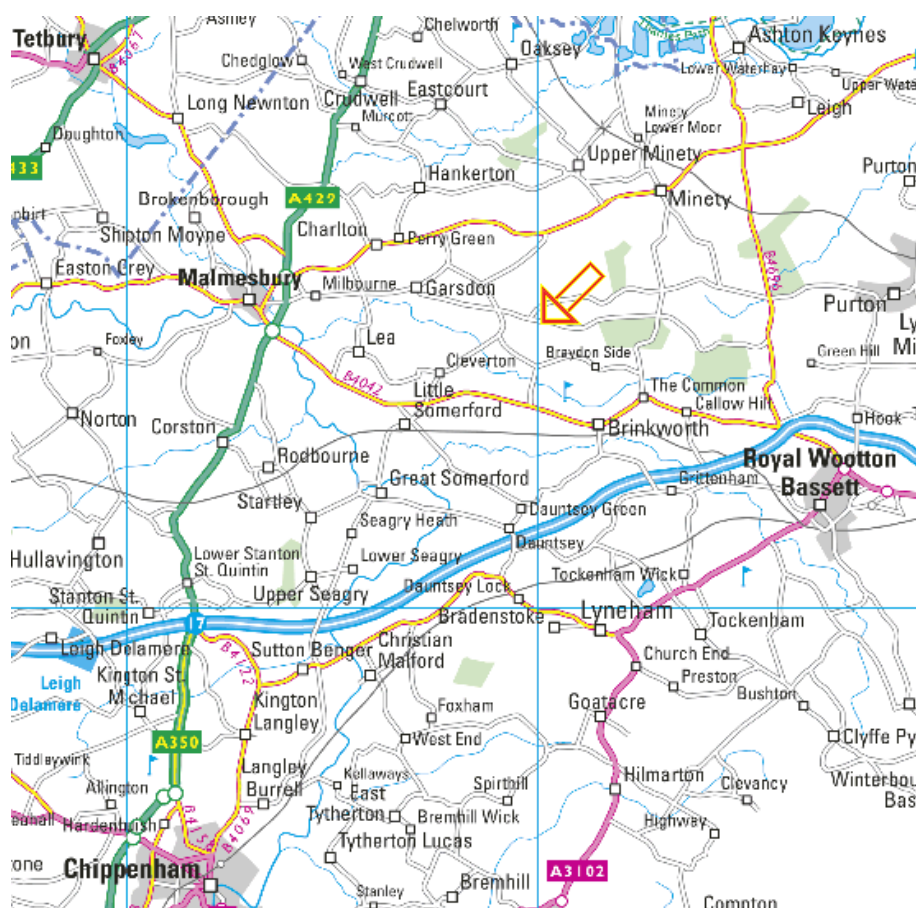


Figure 1 - Woodhill Farm Location

The farming estate to which Woodhill Farm is part of consists of 65ha. This land is actively farmed in use for agriculture (as defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as '*land in use for agriculture and which is so used for the purpose of a trade or business*'. The Location Plan shows that all the surrounding land is owned and used as the agricultural unit shown in Blue, which is well over the required 5ha, as required within the GDPO for the erection of new agricultural buildings. The proposed building is not located on a separate parcel of land smaller than 1ha. (Again defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as '*agricultural land which is occupied as a unit for the purposes of agriculture, including –*

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or

(b) any dwelling on that land occupied by a farmworker;

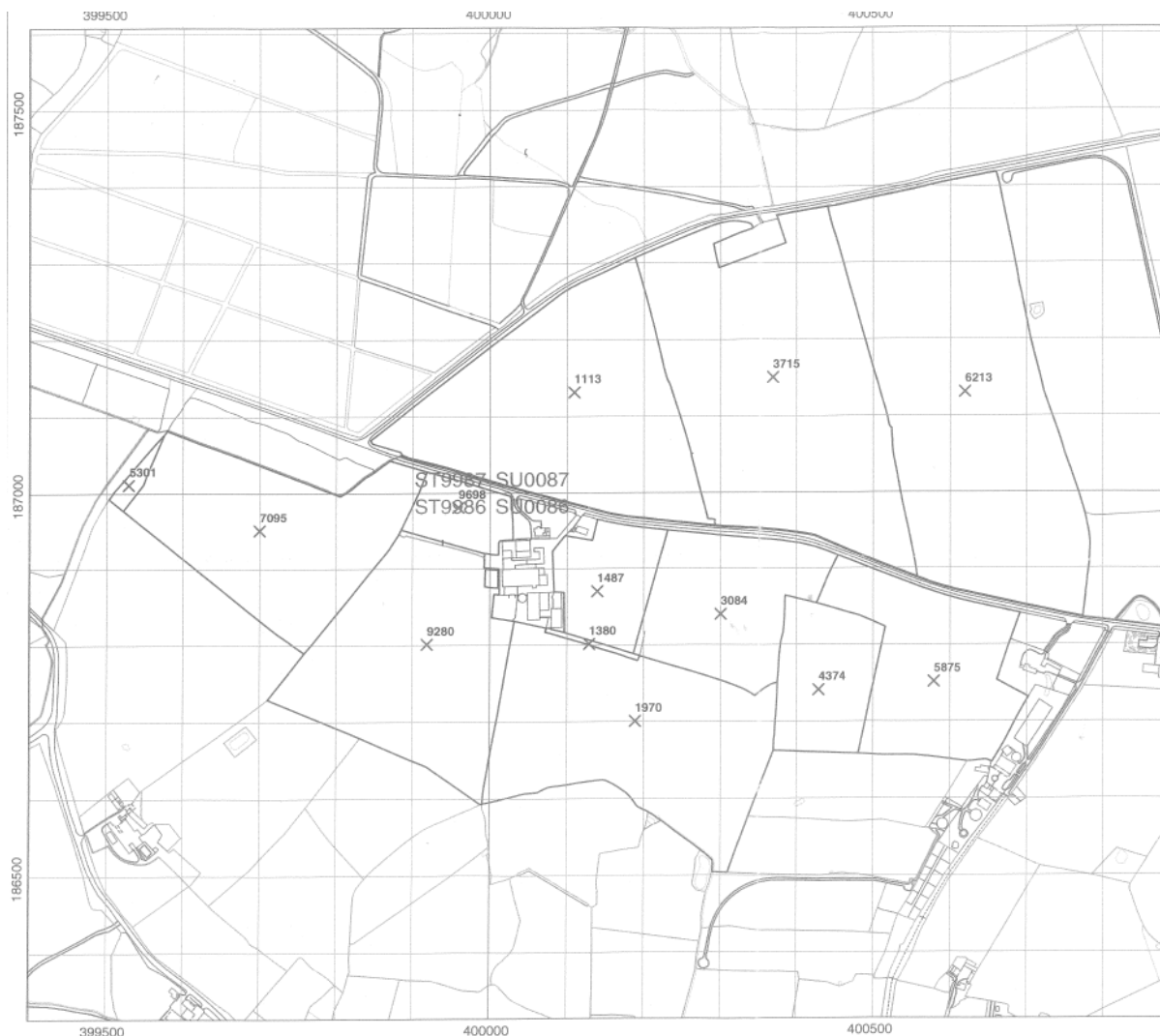


Figure 2 - Agricultural Holding

Figure 2 above, is a map of the Estate holding, all of the land defined by the dark lines form the agricultural holding, which amounts to approximately 65ha. This map has also been submitted as a separate document to support the application.

Figure 3 below, is an aerial photograph of the site, showing its relationship with the road to the North. It should be noted that all the surrounding land is within the ownership of the farm. As can be seen the amount of land totals 65 hectares.

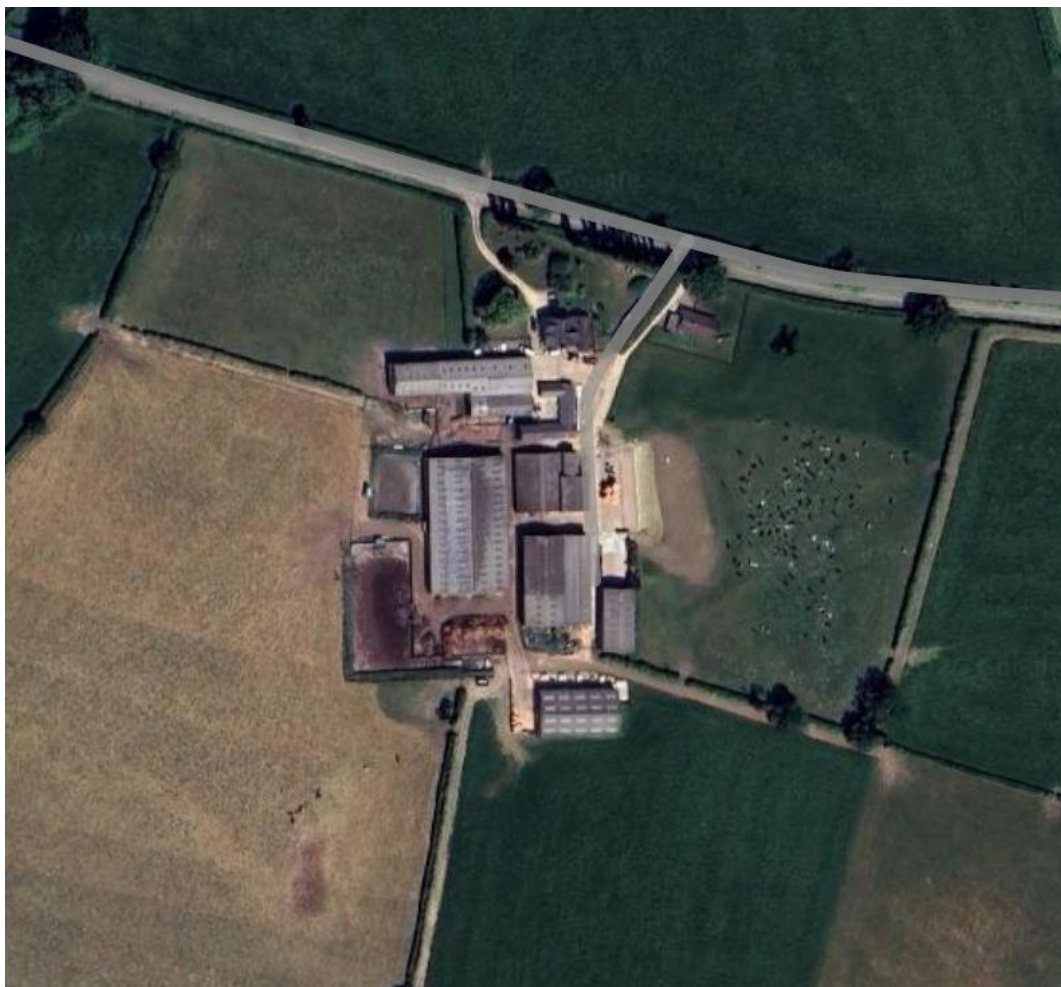


Figure 3 - Aerial photograph of agricultural holding

The farm complex has been the subject of considerable capital investment over the years, as it is essential to provide the most appropriate facilities to cater for changing agricultural needs.

There are two dwellings to the north of the site, both within ownership of the agricultural holding and used in connection with the farm.

2.2. Need for the Development

The requirement for this new building is required to house livestock in relation to the existing dairy farm.

2.3. Planning History

- 19/04016/APD Erection of livestock building Prior Approval not required
- N/10/01346/FUL Cubicle building and slurry store
- N/04/00873/AGN – dairy and parlour extension to existing



3. Siting, Design & External Appearance

3.1. Design - amount and scale

The dimensions of the proposed agricultural building are shown in the Floor Plan, Drawing 02280-02-A Sheet 01, and on the Proposed Elevations, drawing 02280-01-A, sheet 02. In scale, the building will be an additional building of a similar size and scale to the other buildings within the complex, and thus will not be incongruous. The agricultural building will have a footprint of 294m².

The proposed building will comprise a simple rectangular structure is 12.2m long and 24.13m wide. The eaves would be 6.1m high with height to the ridge being 8.2m.

There have not been any other buildings erected within 90m of the proposed building within the last 2 years.

There are not any 'protected buildings' (permanent buildings which is normally occupied by people or would so be occupied, if it were in use for purposes for which it is designed) within 400m of the proposed building. The two dwellings to the north of the farm are connected to the farming unit, and owned by the applicant.

3.2. Siting

The proposed layout for the agricultural building can be seen in the proposed Block plan, see Drawing 02280-00B, sheet 02. It shows the position of the proposed building sited sensitively in close proximity to the existing farm complex, with a hard standing proposed to connect the proposed building to the existing site.



Figure 4 - Proposed site plan

The land in which the new building is proposed has no designations such as Conservation Area/Nature Conservation/Tree Preservation orders etc.



3.3. External Appearance

The new building will be constructed of materials typical of agricultural buildings, which are 'fit-for-purpose' in terms of design and appearance. The walls will be constructed from timber space boarding above precast concrete panels. The roof will be Anthracite fibre cement sheets.

The Drawing 02280-02-A, sheet 02 shows the elevations. That drawing shows that GRP rooflights are proposed.

3.4. Landscape impact

No additional landscape mitigation measures will be required with this development.

The siting of the proposed new agricultural building has been sensitively located within the existing complex to ensure that the landscape impact is minimised and the security of the building and its contents are protected as far as practical.

The existing landscaping on site is to remain and will be unaffected by the development.

4. Access

4.1. Site Access

The existing access Woodhill Farm will continue to be used and will not require modification.

4.2. Commercial traffic movements

There will be no additional traffic generation as a result of this development.

5. Lighting

The lighting at the site will not be altered from the existing situation.

6. Drainage

The drainage at the site will not be altered from the existing situation. The application site lies in Flood Zone 1 and is thus not subject to a flood risk assessment because the proposed works are below the threshold for assessment, and the site is well away from rivers or streams.

7. Ecology

There will be no ecological implications as a result of this development. The site is currently an agricultural yard within the active farm complex. There will be no need to demolish any buildings, so no protected species will be impacted. There will also be no impact on any landscaping features i.e. hedgerows/trees.



8. Planning Policy

It is our usual practice to review all planning applications against the development plan, given that development should be “plan-led”. However, consideration of proposals under the Prior Notification procedures do not need to be assessed against policy, but rather against the limitations and conditions set out in the GDPO. That is, they are considered, in effect, against criteria. In order to summarise our interpretation of the accordance of the proposals with these criteria, Appendix A is set out in a simple table.

There are no conflicts with the criteria. The works are clearly “reasonably necessary” for agriculture, and they relate to the activities at Woodhill Farm only.

9. Conclusion

We believe this proposal does indeed meet all the requirements for Part 6 of the GPDO. This application represents a necessary addition to farming needs, whilst taking care to preserve the surrounding area by locating the building discreetly within an established farm complex. It would fall within the limits of agricultural permitted development rights, and relate to the 65ha+ owned and used as an agricultural unit for Woodhill Farm only. The impact on the environment is likely to be negligible.

We therefore request that this application is approved at the earliest opportunity.



Appendix A – Summary of compliance with GPDO, Part 6, Class A

Is the farm unit over 5ha in area?	<i>YES – over 65 hectares</i>
Is the building reasonably necessary for agriculture?	<i>YES, see rationale in statement for housing livestock</i>
Is the proposal on a separate parcel of less than 1 ha?	<i>NO the proposed land to which the new building relates is centrally located within the agricultural holding</i>
Does the building satisfy agricultural needs for this unit only?	<i>YES. It will be used to accommodate cows within the agricultural holding</i>
Would the development consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins?	<i>NO</i>
<i>Have other works taken place in the last 2 years within 90m of the proposed development that exceed 1500m²?</i>	<i>NO</i>
Do the works relate to a dwelling or non-agricultural use?	<i>NO</i>
Would any works or structure for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A exceed 1500 square metres?	<i>NO</i>
Is there an aerodrome within 3Km?	<i>NO</i>
Is the height of the building over 12m?	<i>NO</i>
Is the development within 25m of a trunk or classified road?	<i>NO</i>
Would the building be used to accommodate livestock, or for the storage of sewage or slurry and within 400m of a protected building?	<i>YES but NO 'protected' building within 400m</i>
Is the proposal associated with fish farming?	<i>NO</i>
Would the building be associated with biomass production/storage or for anaerobic digestion	<i>NO</i>