

PLANNING, DESIGN AND ACCESS STATEMENT FOR A FULL APPLICATION

- for the Construction of an Agricultural Building to House a Farmyard Manure Store
at -

Hayes Oak Farm
Hayes Knoll
Purton Stoke
SN5 4JL

- On behalf of -

H.J Marklove

- as at -

December 2025

- for submission to -

Wiltshire Council

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INTRODUCTION

This Planning, Design and Access Statement has been prepared and submitted on behalf of H.J. Marklove (hereafter referred to as the "Applicant"). This application is supported by the documents and drawings submitted as part of this full planning application for the construction of an agricultural building for the housing of an existing farmyard manure store under the Town and Country Planning Act 1990.

1.1 General information

- | | | |
|----|---------------------------------|---|
| a) | Applicant:- | H.J Marklove
Hansells Farm
Purton
SN5 4HS |
| c) | Site Address:- | Hayes Oak Farm
Hayes Knoll
Purton Stoke
SN5 4JL |
| d) | Accompanying Documents:- | Location Plan
Block Plan
Location Plan
MAI01 – Proposed Elevations and Floor Plan
BNG Metric 08.12.25
BNG Pre Intervention Plan |

1.2 The Planning Application Submission

In accordance with the Town & Country Planning Act 1990 (as amended) in the Town & Country Planning (Development Management Procedure) Order 2015 (as amended), the planning submission will comprise the following documentation:

- Application forms, including certificates of ownerships and notices, duly completed.
- Design and Access Statement
- Correct Planning Application Fee

Should the LPA require any documents not submitted as part of this Design and Access Statement, please request these from the Agent.

1.3 Structure Of This Planning, Design And Access Statement

The requirements for the development are provided in this Statement. The information provided in this Statement for planning application purposes on behalf of H.J. Marklove is divided into 7 Sections plus Appendices and following this Introduction (Section 1), the structure follows:-

- **Section 2 – The Proposed Development**
- **Section 3 – Planning Policy**
- **Section 4 – Justification**
- **Section 5 – Conclusion**

2. THE PROPOSED DEVELOPMENT

It is proposed to construct a building to cover the existing farmyard manure store. The proposed building will measure 30 metres by 27 metres and 10 metres to the ridge. The building will be of steel portal frame construction with 6 metre concrete panels on the north, west and east elevations and open on the south elevation for access.

The site is currently bound with soil bunds. It is proposed to remove the soil bund on the east and western sides of the store to allow construction of the building. The soil bund will be mixed into the farmyard manure and spread around the holding when required.

3. PLANNING POLICY

3.1 National Planning Policy Framework (NPPF)

The NPPF states that planning policies should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.

Therefore, the NPPF is in support of this application.

3.2 Local Policy – Wiltshire Core Strategy

The Wiltshire Core Strategy (adopted 2015) is the local policy of relevance, however, there is no specific policy relating to new agricultural buildings within the Local Plan.

The proposed design is in accordance with Core Policy 51 which relates Landscape as the building will conform with modern agricultural building design and is within the existing farmstead.

4. JUSTIFICATION

4.1 Agricultural Justification

The applicant owns approximately 480 acres of land which is a mixture of permanent pasture and arable land used to support the cattle. These animals are housed in the existing farm buildings during the winter.

As part of a DEFRA funded Countryside Stewardship scheme, the Applicant has secured funding to roof over the existing farmyard manure store, however, planning permission is required. The purpose is to reduce the runoff from the manure which in turn gets into the watercourse. By enclosing the farmyard manure, the risk of run off becomes negligible and the water pollution is significantly reduced. The Applicant also intends to install rainwater harvesting tanks to reuse the rainwater which runs off the building for other purposes around the farmyard.

The area to be roofed is an existing farmyard manure store, utilised for many years for this purpose as shown in the image below.

The proposed building would be acceptable under Section 2, Part 6, Class A of the General Permitted Development Order 2015 if the location was further than 400 metres from a dwelling. However, as this is not the case, full planning permission must be sought, but the principle is generally acceptable.

4.2 Access

Access to the holding is via the existing access from the highway. There are no proposed access alterations.

4.3 Flood Risk

The site is located within Flood Zone 1 according to the flood map for planning, therefore, there are no flooding implications.

4.4 Biodiversity Net Gain

The proposal is to create an agricultural building to house an existing farmyard manure store. The baseline BNG has been calculated as zero due to the existing concrete base.

5. CONCLUSION

In conclusion, the proposed building accords with Planning Policy and is reasonably necessary for the purposes of agriculture.

We therefore, seek Wiltshire Council's approval.

Yours faithfully

A black rectangular box redacting the signature of Lucy Kernon.

Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

8th December 2025.