

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09324
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Woodhill Farm, Brinkworth, Chippenham, SN15 5AU
DEVELOPMENT DESCRIPTION:	Cattle building
RECOMMENDATION:	That prior approval NOT BE REQUIRED

SITE DESCRIPTION

The application site is part of a yard at Woodhill Farm, comprising a collection of agricultural barns and buildings with the farmhouse and a detached bungalow to the north and surrounded by fields. The agricultural holding comprises 65ha. It lies in open countryside approx. 2.5km northwest of Brinkworth. The setting is characterised by the bucolic landscape qualities. The field lies in Rolling Clay Lowland Landscape Character Area. It is accessed from the north by an unclassified highway.

PROPOSAL

The application seeks the view of the Local Planning Authority as to whether prior approval is required for the erection of a building and engineering operations under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO). The development consists of erection of a steel-framed agricultural building (17.2m wide, 24.13m deep, and max 8.2m high (415sqm)). The building is rectangular in plan and has open bays to east and west, under a dual-pitched roof. It is constructed from concrete panels, timber cladding and cement fibre roof.

RELEVANT PLANNING HISTORY

No planning history has been found that would affect consideration of the application.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

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

ASSESSMENT

Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter “GPDO”) grants planning permission for classes of development as described by Schedule 2 of the order, known as “permitted development rights” (“PD”); subject to the provisions, limitations and conditions set out in the relevant classes.

The application is made in respect of Schedule 2, Part 6, Class A of the GPDO, which sets out the PD rights for *agricultural development on units of 5 hectares or more*.

Whether the proposed development is permitted development

The proposed development will be permitted by the GDPO if it consists of:

- 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 is understood to comprise 65ha. The proposed development consists of the erection/extension of a building required for housing of livestock in connection with dairying on the farm. The development is considered reasonably necessary for the purposes of agriculture within the unit.

The development falls within the scope of development permitted by Class A; however, the proposed development will not be permitted if it exceeds any of the following limitations set out in the GDPO:

A.1 Development is not permitted by Class A where:

A.1(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 supporting information states that the proposed building is not located on a separate parcel of land smaller than 1ha, being centrally located within the agricultural holding. Therefore, limitation A.1(a) is not exceeded.

A.1 (b) it would 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;

The submitted information and site planning history suggest no changes of use under Class Q or S have occurred in the last 10 years within the agricultural unit. Therefore limitation A.1(b) is not exceeded.

A.1(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The submitted information confirms the proposal is for the erection/extension of a building reasonably necessary for agriculture and designed for such purposes. Therefore, limitation A.1(c) is not exceeded.

A.1(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

From the submitted information, it is considered that the proposed development is designed for agricultural purposes. Therefore, limitation A.1(d) is not exceeded.

A.1(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 would exceed 1,000 square metres; or*
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;*

The proposed building has a footprint of approx. 415sqm and it would not exceed 1,500sqm in cumulation as calculated as described in paragraph D.1(2)(a). Therefore, limitation A.1(e)(i)(ii) is not exceeded.

A.1(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The maximum height of the building is indicated as 8.2m, however it is understood to be in excess of 3km from the perimeter of an aerodrome. The proposed development would not therefore exceed limitation A.1(f).

A.1(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres;

The height of any part of the proposed development would not exceed 12 metres. Therefore, limitation A.1(g) is not exceeded.

A.1(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the proposed development would be within 25 metres of a metalled part of a trunk road or classified road. Therefore, limitation A.1(h) is not exceeded.

A.1(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 development would be used for the housing of livestock. While it is located within 400m of the curtilage of Woodhill Farmhouse and Woodhill Bungalow these are not protected buildings as they are both understood to be within the ownership of the farm and used in association with it. Therefore, limitation A.1(i) is not exceeded.

A.1(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

The proposed development does not require excavations or engineering operations in connection with fish farming and is not located on or over article 2(4) land. Therefore, limitation A.1(j) is not exceeded.

*A.1(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 proposed development is not intended for the storing of fuel or waste from a biomass boiler or anaerobic digestion system. Therefore, limitation A.1(k) is not exceeded.

A.1(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 proposed building would not be erected on land or a building that is, or is within the curtilage of, a scheduled monument. Therefore, limitation A.1(l) is not exceeded.

Whether prior approval will be required

The proposed development satisfies the requirements of part A and would not exceed the limitations set out in A.1, and is therefore development permitted under Schedule 2, Part 6, Class A of the GPDO.

The development is permitted development subject to the conditions set out in A.2. A.2(2)(i) which requires that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the *prior approval* of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.

A.2(2)(ii) requires that the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid. This application was accompanied by the following:

- Application fee.
- Application Form. Received 26 November 2025.
- Planning Statement. Received 26 November 2025.
- Woodhill Farm Land Ownership. Received 26 November 2025.
- Woodhill Farm Estate Map. Received 26 November 2025.
- Location Plan. 02280-00 – B. Received 26 November 2025.
- Proposed layout plan. 02280-02 – A. Received 27 November 2025.
- Proposed plans and elevations. 02280-02 – A. Received 27 November 2025.

The proposed development is sited within the existing farmyard complex and blends with the existing buildings within it. While this creates a cumulatively large amount of built form, there would be no additional encroachment into the countryside. The submitted plans provide details of the siting, design and external appearance of the building. The impact of the development on the character and appearance of the area, and in relation to other relevant matters of acknowledged importance to the public interest, is considered to be acceptable.

CONCLUSION

Based on the submitted plans and supporting information, it is concluded that the development is permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In relation to the siting, design and external appearance of the building, the development is considered to have acceptable impacts in respect of the relevant matters of acknowledged importance to the public interest. It is therefore recommended that prior approval is not required, and that the development may proceed in accordance with the submitted details.

RECOMMENDATION:

That prior approval NOT BE REQUIRED