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Wiltshire Council  
Monkton Park Offices,  
Monkton Hill ,  
Chippenham,  
SN15 1ER

20<sup>th</sup> January 2026

Dear Sirs,

**RE: Proposed change of use of Grain and Machinery Store at Pertwood Manor Farm**

Pertwood Manor Farm comprises of approximately 313.09ha (773.65 ac.) of predominantly arable land with some grassland. The buildings to which this application relates have been used as the principal storage for farm supplies including machinery, grain and fertiliser on the holding for many decades.

The applicant is investing in the farm business and an application for a new store under Class A permitted development has been granted. The applicant wishes to re-use the existing farm buildings for an alternative use falling within Class E. Having consent under Class R will allow the applicant to advertise the property with the confidence that a prospective tenant can make use of the buildings. The applicant hereby applies to the local authority for their consideration of:

**(i) Transport and highways impacts of the development;**

The proposal allows for the continued use of the existing farm access which is a formal two-way entrance onto the public highway. The entrance and driveway is a tarmac surface with good visibility splays in both directions. There is already an existing farm use by vans, lorries and tractors in addition to residential traffic. Therefore, the highway impact from this proposal is minimal.

There is sufficient parking and turning areas within the curtilage of the buildings to allow safe manoeuvring on-site.

**(ii) Noise impacts of the development;**

The proposed use will have a minimal impact on the location. The proposed Class E use is inherently low in noise generation in comparison to the agricultural use currently in operation at the site.

All buildings and residential properties nearby are owned by the applicant and therefore there is a genuine interest to ensure that the wellbeing of the estate, and its occupants, are cared for.

Furthermore, if the Class R application is granted, the applicant will continue with the construction of the new agricultural building under Class A, allowing the agricultural operations to move entirely away from the residential properties and instead be replaced with this less-impactful alternative.

In addition, it is worth noting that the part of the building shown purple on the plan below is a grain dryer. As a result of an alternative commercial use in the adjoining barns, it will no longer be used and therefore the resulting reduction in noise levels should be considered in the context of this application.



- (iii) **Contamination risks on the site; and**  
None identified beyond that of typical farm buildings.
- (iv) **Flooding risks on the site,**  
None. The flood map for planning identifies the nearest Zone 2 or 3 risk approx.. 2.3 miles away.

We confirm that no 'associated operational development' is proposed in this application and we are aware any subsequent physical changes will require a full application to be submitted.

Please find below a summary of the relevant criteria under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Information provided confirms that the proposal is compliant with the relevant criteria.

*R.1 Development is not permitted by Class R if—*

*(a) the building was not used solely for an agricultural use as part of an established agricultural unit—*

*(i) on 3rd July 2012;*

*(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or*

*(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;*

The stores have been built for many decades and solely used for the storage of farm machinery and commodities during that time e.g. fertiliser, seed and grain. They continue to be in that use today.

*(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1,000 square metres;*

The proposal relates to two buildings:

Store 1 – 80ft x 30ft (24.38m x 9.14m) = 222.83m<sup>2</sup>

Store 2 – 100ft x 45ft (30.48m x 13.72m) = 418.19m<sup>2</sup>

In all 641.02m<sup>2</sup>

No other Class R applications have been made on the farm, and therefore the application is within the permitted limit.

*(c) the site is, or forms part of, a military explosives storage area;*

It does not.

*(d) the site is, or forms part of, a safety hazard area; or*

It does not.

*(e) the building is a listed building or a scheduled monument.*

It is not.

Thank you for your time to consider this application, if you require any further information, please do not hesitate to be in contact, otherwise I look forward to receiving confirmation that permitted development is not required, or is granted.

Yours faithfully



**James Copage**

**Associate Partner**

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