

16th January 2026

Our Ref: SWLC.LPC6117

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Erection of 2No cattle sheds and 1No straw barn at Manor Farm,
Easton Piercy, Kington St Michael, Wiltshire SN14 6JT.

It is understood that my client recently made an application for the erection of a new cattle shed and straw storage barn at the above site (LPA reference PL/2024/01499). The case officer though advised that the application should be withdrawn as there appeared to have been a range of developments, including works to the access and access road, building extensions and extensions to the yard, that she felt should not be considered separately.

It is the purpose of the enclosed application to address the site's overall redevelopment, exercising my client's rights to seek permission in a defined manner, on its own merits, and the red line therefore includes details of the extended yard to accommodate the new farm buildings proposed. Precise details for the gated access fall outwith this application, as the historic access point is unchanged, along with the access track, separate from the tree lined planting buffer, which of course does not represent development.

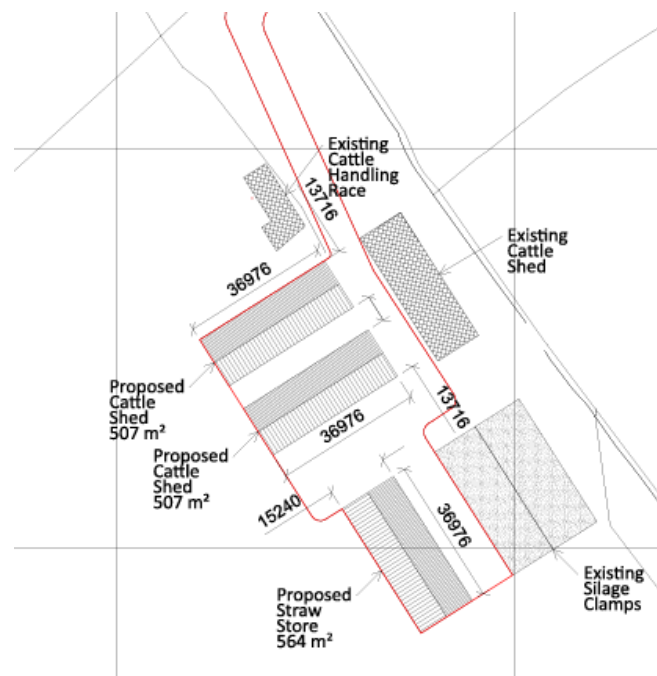
The agricultural operations on this site at Manor Farm were previously agreed for expansion by agricultural Prior Approval (LPA reference PL/2021/06152). That application proposed a new building, as a grain and machinery store, measuring approximately 30m x 18m with a maximum height of 6.5m to eaves, 9m at the ridgeline. The building was to be finished with 'juniper green' steel sheet elevations under a pitched sheet roof to match. Additionally, it is noteworthy that the officer's delegated decision report stated that, 'The building will rely on an existing access off of the lane to a track across the fields'. The siting then approved is shown by reference to the aerial extract on the following page.

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The holding described at the time of the above application was said to consist of 148ha, comprising grass, arable land and woodland. The farm operation is described as grazing for sheep and cattle, the land also produces silage and hay. The focus is now though more of a beef cattle operation. The applicant also farms a further 300 acres of grass land in other locations away from Manor Farm with a further 300-400 acres of grazing which is described as being part of the same agricultural business. The approved building was not erected as the need for cattle housing has changed the farm's plans. The approval is material though as it of course confirms this is a working landscape and suitable to accommodate additional farm buildings.

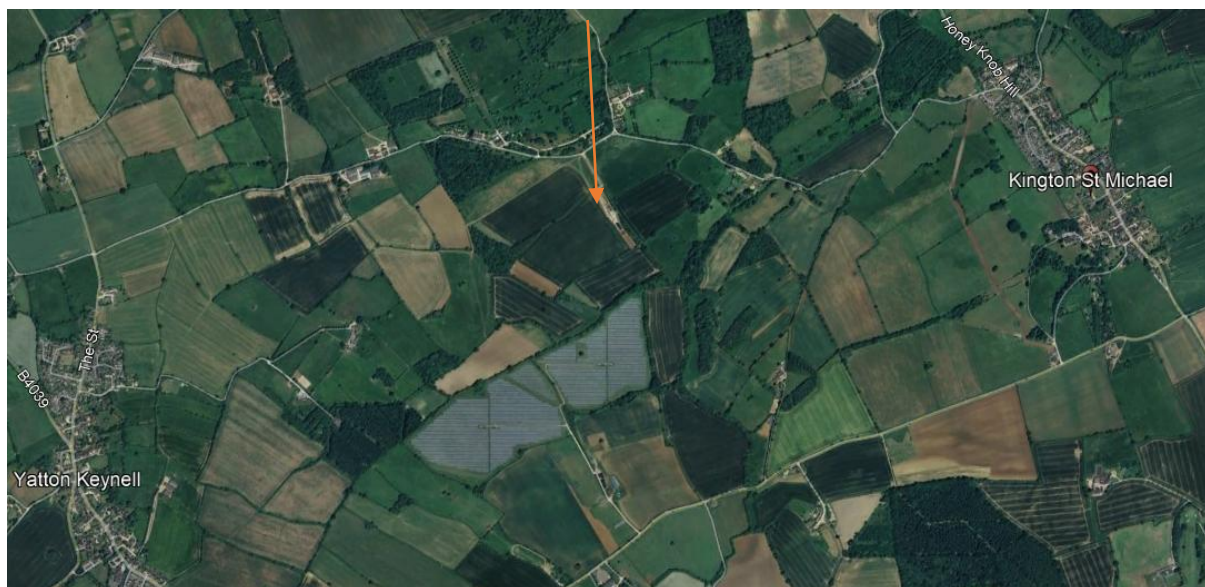
The application proposal enclosed captures the extension of the yard to accommodate two additional cattle sheds and a further barn for the storage of hay, set alongside the existing silage clamps. The new layout proposed is shown by the plan extract inserted below.



The 2 No cattle sheds proposed are open fronted and will be constructed with vertical Yorkshire boarding below a juniper green profiled sheeted roof. The buildings face one another to enclose a small hardstanding 'yard' space for access and cleaning

out. The straw storage barn is similarly finished but has only two boarded walls. Some key measurements have been added to the site layout plan as shown on the previous page, showing that the yard will extend approximately 38m to the south west, which is similar to that approved by application PL/2021/06152, also shown earlier.

The aerial photograph extract inserted below shows that the application site lies in the open countryside between Yatton Keynell and Kington St Michael, where there are few houses in close proximity. Indeed, the nearest houses are to the north east and west. The original Manor Farmhouse is about 330 metres to the north east and the nearest 'unprotected' property along Cromhall Lane, to the north east, is about 440 meters from the nearest new building. This is material as in theory my client could reduce the scale of his plans and seek to revisit the exercise of his Part 6 permitted development rights as previously exercised successfully by application PL/2021/06152. He is keen to see the investment required though is made in one go.



Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time, the relevant statutory development plan documents in respect of this application consist of the Wiltshire Core Strategy (WCS) (adopted January 2015); 'saved' policies of the North Wiltshire Local Plan 2011.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy (2015):

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved policies of the North Wiltshire Local Plan

- NE18: Noise and Pollution

The main issues in the consideration of this application are:

- Principle of development;
- Proposed design and the impacts on local character/amenity;
- Highways
- Ecology

Principle of development

The proposals would serve an established and active agricultural enterprise, where the principle of other agricultural development has been accepted in recent years. The rearing of cattle raises a number of challenges, including difficulty of controlling ventilation and creating appropriate microclimates for optimum calf comfort, health and growth; ingress/accumulation of moisture; feeding logistics and challenges managing stocking density as well as geometry to allow effective cleaning.

Consequently, the farm has an aspiration to ensure calf health and growth rates by providing modern barns fit for purpose.

The proposed buildings relate to an established agricultural holding, and the submitted information indicates that the development is necessary and desirable for good farming practices. There is no objection in principle to development in the countryside where there is a need for agricultural buildings for purposes which are necessarily undertaken in rural locations outside of main settlements. The other considerations necessary to support the proposal are considered below.

Proposed design and impacts on local character/amenity

The structures would be seen in the context of the established farm operations and will only be visible from the highway as a distant view as they will be set reasonably well back and with some intervening vegetation that would help filter views. Nevertheless, this is clearly a working farm site, and the design and scale of all elements would be commensurate with their function, not appearing out of place in the context of other built form here, or typically found in a rural location. In any event any change to the landscape character, must be balanced with the need for improved facilities for the efficiency of the farming operations and welfare of livestock.

Core Policy 57 requires that proposals have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself,

including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter). Where livestock accommodation is proposed, there is clearly a potential for conflict where such buildings are to be located closer to existing residential dwellings than any existing buildings and yards. In this instance, whilst there are residential properties to the north the location of the buildings is not closer to these properties (and in fact satisfies the usual 400m cordon sanitaire) than the existing buildings which house livestock

It is concluded that the nature of the use is well established in this location, and the siting of the buildings would not introduce any new impacts on existing residents or materially alter the relationship between agricultural and residential uses which already exists

Highways

As indicated above the site is an established and unrestricted farm operation currently receiving both livestock and feed stuff etc by road. The new hay barn is therefore intended to allow fodder and bedding to be stored on site. The livestocking density will be increased but this in effective merely allows the lorries to be used more efficiently, at their capacity, and the cohort of animals reared remains batched, meaning the movements will remain effectively unchanged and spaced out so as not to suggest a continuous or different movement of vehicles.

In any event the photographs inserted below show that the access has a substantial apron area and the gates are set well back to allow a lorry or other farm vehicle towing to pull clear of the highway to open and close the gates. The access geometry is also sufficient to accommodate the sweep of any large agricultural vehicle and there is good intervisibility for other road users. This is not a heavily trafficked road.





The application development does not raise any new highway considerations and mindful of the advice at paragraph 116 to the NPPF the impacts would not justify resisting the proposal on either highway safety or convenience grounds.

Ecology

The application includes a Preliminary Ecological Assessment and Biodiversity Net Gain Assessment report prepared by Herdwick Ecology.

The assessments made demonstrate that given the low ecological value of the site, there are minimal mitigation requirements, but those measures indicated at paragraph 5.5 of the PEA represent good practice which can be conditioned and similarly in accord with WCS policy CP50 and the BNG requirements the following three paragraphs can be similarly delivered to benefit the scheme.

There are no ecological constraints to the Proposed Development. The application site comprises common and widespread habitat of low value and has negligible/low potential to support protected/notable species. The applicant has in fact already delivered significant ecological enhancements through the construction of a pond and additional hedgerow and tree planting. He does not resile from further enhancements and the proposed development will also deliver a 10% net gain, and enhancements for species, in line with national and local planning policies

Overall, I trust the above comments explain the nature and details of the enclosed application and demonstrate its relevant accord with the prevailing key issues. However, should you require any further clarification to ensure your support please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr T Reynolds