

DESIGN, ACCESS & JUSTIFICATION STATEMENT

relating to

APPLICATION FOR PLANNING PERMISSION

for

**DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS &
CONSTRUCTION OF REPLACEMENT BUILDING CONSISTING OF
OFFICE, REST ROOM , WASH ROOM & VEHICLE STORE**

at

**GREAT ELM FARM, PINK LANE, CHARLTON, MALMESBURY,
WILTS SN16 9DS**

on behalf of

R M & B K RAWLINGS

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Introduction

Great Elm Farm is located approximately 6 km east of Malmesbury near the Village of Charlton and is accessed via Pink Lane. The site consists of a farmhouse and several agricultural buildings varying in size and form. There are no Listed Buildings or structures near the site nor does the site lie within a Conservation Area. The site is part of a well established farm in the area.

Planning history

Planning reference: N/07/01146/AGN
Proposal: construction of 3m wide farm track
Decision: Prior Approval granted

Planning reference: N/08/00802/AGN
Proposal: extension to existing agricultural building for additional straw storage
Decision: Prior Approval granted

Planning reference: N/07/00207/FUL
Proposal: erection of agricultural building for livestock following demolition of existing timber building
Decision: Approved with Conditions

Planning reference: N/08/00795/AGN
Proposal: erection of lean to agricultural building for livestock feeding purposes
Decision: Prior Approval granted

Proposal

This Application is seeking permission to demolish part of the existing conglomeration of agricultural buildings, which consist of vehicle storage, a workshop and part of a barn, and to construct a new detached building. The proposed building would comprise of a vehicle store for smaller vehicles, including a tractor (related to the farm use), a rest room and Office – related to the business activity, as well as a modest WC / washroom to be used by Client after working on the farm. Building Regulations Approval has been obtained for the installation of a sewage treatment plant (Ref: BR/2025/16779) which is also intended to serve the WC / washroom proposed in this Application. We are currently awaiting Approval from the Environment Agency before work for the sewage treatment plant commences.

The proposed building would consist of a steel framed portal structure, reconstituted stone up to eaves level and timber cladding at gable end. The roof covering would comprise of composite metal sheeting.

Justification

The buildings that are proposed to be demolished are in poor condition; suffering from leaking, general poor condition and are visually unappealing.

The replacement building would improve the appearance of the site, which would help achieve the Client's goal to tidying up the site to the north of the farmhouse.

The proposed vehicular storage (for business) is merely a replacement. The proposed Office is required by our client due to a lack of available space within the farmhouse. In addition, a separate Office is necessary to segregate work activities from personal and family life.

The proposed replacement agricultural building accords with National Policy set out in the NPPF, which supports sustainable development in rural areas and the provision of appropriate infrastructure required to sustain agricultural enterprises.

The proposal is also consistent with the Wiltshire Core Strategy, particularly Core Policy 34 which allows development in the countryside where it is necessary for agricultural purposes.

Accessibility

The proposed development would have no impact regarding accessibility.

Conclusion

In conclusion, the proposed agricultural building has been designed with careful consideration of both its functional purpose (to meet the business requirements of the Client) as well as to visually improve the site.

The materials help the building integrate seamlessly into the local rural setting, and in terms of scale is in keeping with the surrounding site.

The barn will contribute to the farm's efficiency, productivity and long term sustainability of the business.