



DESIGN AND ACCESS STATEMENT

Application:	Retrospective Planning Permission For The Erection Of Two Agricultural Buildings
Property:	Bushton Farm, Clyffe Pypard, Swindon, Wiltshire, SN4 7PX
Client:	Mr Dalton
Date:	October 2025
Agent:	Chris Powell BSc (Hons) MRICS FAAV

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Symonds and Sampson LLP having given prior written approval as to the form and context in which it may appear

Contents

1.	INTRODUCTION	3
2.	LOCATION AND SITE INFORMATION	4
3.	BACKGROUND AND AGRICULTURAL JUSTIFICATION	4
4.	PROPOSAL	5
6.	RESIDENTIAL AMENITY	5
7.	LANDSCAPING	5
8.	HERITAGE/ARCHAEOLOGY	5
9.	HIGHWAYS AND TRANSPORT	6
10.	ECOLOGY AND BNG.....	6
11.	FLOOD RISK	6
12.	CONTAMINATION	7
13.	PLANNING HISTORY AND POLICY.....	7
14.	SUSTAINABILITY	9
15.	CONCLUSION.....	9

This statement has been set out as suggested in the publication entitled ‘Design and access statements how to write, read and use them’ published by the Commission for Architecture and the Built Environment’. This guidance document has been published to accompany the government.

1. INTRODUCTION

- 1.1. Symonds and Sampson LLP have been instructed by Mr Dalton to make an retrospective application for two agricultural buildings at Bushton Farm, Clyffe Pypard, Swindon, Wiltshire, SN4 7PX.
- 1.2. The purpose of this report is to identify and report upon planning considerations in terms of the design & access in respect of the erection of two agricultural buildings at Bushton Farm for the housing of cattle.
- 1.3. Bushton Farm is a well-established dairy enterprise with a herd of 400 milking cows, the cattle are housed all year round. With approximated 79.8 hectares (197.2 acres) of land farmed under a tenancy.
- 1.4. The current barns were built for the dry storage of bedding materials, in particular sand using permitted development rights under The Town and County Planning (General Permitted Development) (England) Order 2015.
- 1.5. Due to unforeseen circumstances, it has become necessary to use the building to house cattle resulting in this retrospective planning application for two agricultural buildings.
- 1.6. This document provides:
 - Location and site information
 - Information surrounding the application regarding design.
 - Further Supporting Information

2. LOCATION AND SITE INFORMATION

- 2.1. Bushton Farm is located 3.23 miles South of Royal Wootton Bassett and 9.62 miles East of Chippenham. The location of the Bushton Farm is shown in Figure 1.
- 2.2. Bushton Farm is accessed of the unnamed road running between Clyffe Pypard and Bushton.
- 2.3. The following Statutory and non-statutory designations apply:
 - Bushton Farm is not situated within a Flood Zone
 - Bushton Farm is within a Nitrate Vulnerable Zone (NVZ)

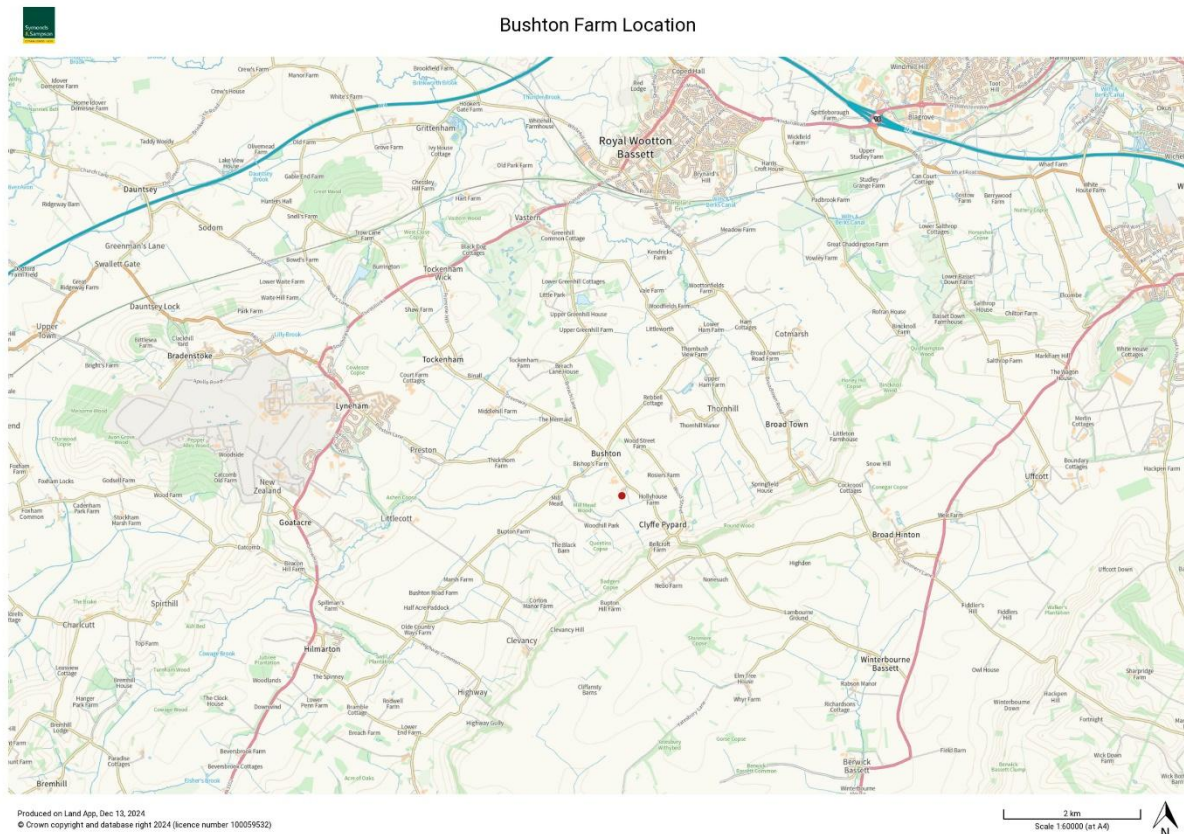


Figure 1 Map showing the location of Bushton Farm

3. BACKGROUND AND AGRICULTURAL JUSTIFICATION

- 3.1. Bushton Farm is an established dairy farm extending to approximately 79.8 hectares (197.2 acres)
- 3.2. When originally proposed the buildings were to be used for storage of sand used for cattle bedding.
- 3.3. A routine vet visit reviewed the current housing requirements and recommended that the entire herd should be housed in cubicles. This was required to keep the farm at a 'High welfare' level.

- 3.4. Our client replaced the loose housing area with cubicle housing for the herd. Cubicle housing requires more space than loose housing meaning the current cattle sheds could not accommodate the entire herd. Therefore, our client's only option was to insert cubicles into the new building.

4. PROPOSAL

- 4.1. The proposal is for two agricultural buildings, originally built under permitted development rights for sand and bedding storage. These are now required for cattle housing to ensure animal welfare based on veterinary advice on cattle housing due to the number of cattle.

5. DESIGN AND APPEARANCE

- 5.1. There are two buildings within the red line area of the site, the southern building is 7m x 55.1m with a total floor area of 385.7m². The northern building is 7m x 42.9 m with a total floor area of 300.3m².
- 5.2. Both buildings are a steel portal frame construction with a mono pitch roof with a maximum height of 5.6m. The roof is made of natural grey coloured fibre cement sheets and has integrated skylights.
- 5.3. Three sides of each of the buildings consists of precast concrete wall panels on the lower section with the upper proportions clad in natural coloured vertical cladding. One side of each of the building is left open.
- 5.4. It should be noted that the design of the buildings was considered acceptable under permitted development.

6. RESIDENTIAL AMENITY

- 6.1. The proposed development does not prejudice residential amenity through overbearing; loss of light; or loss of privacy of neighbouring occupiers. The site is located within the farmyard setting and away from neighbouring properties, it is therefore not considered to result in any harmful impact on the residential amenity.

7. LANDSCAPING

- 7.1. The scale and design of the buildings is in keeping the surround farmyard area and wider agricultural setting. Therefore, the buildings are not considered to have a negative impact on the surrounding landscape.

8. HERITAGE/ARCHAEOLOGY

- 8.1. The proposal is not considered to have any impact on heritage or archaeological features.
- 8.2. It is noted that there are two listed buildings within 150m of the development site, which listed in Table 1. However, the buildings will not negatively impact these buildings or their setting.

Table 1: Listed Buildings withing 150m			
Name	Grade	Approximate Distance From Development	Historic England Entry List Number
Barn at Bushton Farm	Grade II	90m	1022651
Merrythatch	Grade II	135m	1022653

9. HIGHWAYS AND TRANSPORT

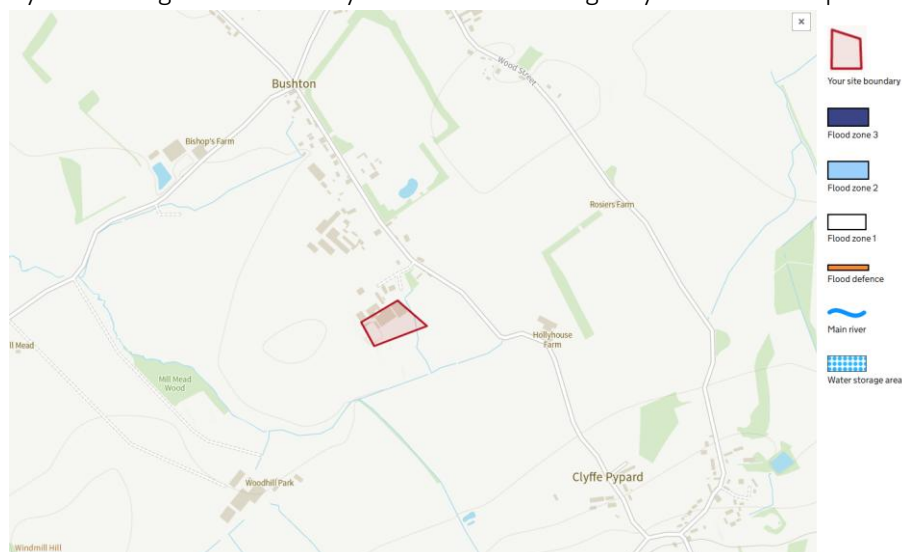
- 9.1. The buildings will continue to be accessed along the main access to Bushton Farm which is well established. There are no changes proposed to the access.
- 9.2. The proposal will not increase vehicle movements associated with Bushton Farm.

10. ECOLOGY AND BNG

- 10.1. The proposed buildings are not considered to negatively impact on surrounding habitat or ecology. Therefore, an ecological assessment is not considered necessary.
- 10.2. The development site is not within or adjacent to any Priority Habitat. Neither is it a SSSI or SSSI Risk Zone.
- 10.3. There are no trees within the vicinity of the proposal.
- 10.4. The development is considered to be exempt from Biodiversity Net Gain under the 'development threshold' exception impacting less than 25m² of habitat. The proposed agricultural buildings are were built upon on existing area of hardcore and therefore has a biodiversity score of zero.

11. FLOOD RISK

- 11.1. The Site is located within an area classified as Flood Risk Zone 1 thus considered to have a low probability of flooding as identified by the Environment Agency Flood Risk Map.



12. CONTAMINATION

12.1. The site is not considered to be contaminated or at risk from future contamination.

13. PLANNING HISTORY AND POLICY

13.1. The planning history of the site is shown in Table 2

Table 2 – Planning History			
Application Number	Purpose	Decision Date	Decision
N/00/00885/AGN	Erection of agricultural building	24/05/2000	Approved
N/01/01090-AGN	Erection of barn to store hay/straw/machinery	06/07/2001	Approved – Permitted development
N/05/00285/FUL	Erection of Livestock Cubicle Building	30/03/2005	Approved
N/05/03194/FUL	Construction of Steel Framed Structure for Dry Cow Housing Building	09/02/2006	Approved
N/08/00973/FUL	Improvement and enlargement of slurry storage	12/06/2008	Approved
N/08/02238/FUL	Agricultural Building	10/11/2008	Approved
N/09/00269/AGN	Erection of building to keep bedding, feed and machinery	03/03/2009	DTNR – Further details not required
14/203340/FUL	Slurry separator	20/05/2014	Approved
16/01173/FUL	Permanent retention of three mobile homes units on site to house farm workers	18/04/2016	Approved
18/08693/FUL	Construction of covered yard extension to accommodate dairy cattle	21/01/2019	Withdrawn
PL/2024/11587	General Purpose Agricultural Buildings	March 2025	Approved – Permitted Development

13.2. NATIONAL PLANNING POLICY FRAMEWORK

13.2.1. The National Planning Policy Framework (NPPF) was updated in December 2024 and the following paragraphs are considered relevant to this application:

- Paragraph 11 sets out that the ‘*presumption in favour of sustainable development*’ with development seeking to ‘*meet the needs of their area; align growth and infrastructure; improve the environment; mitigate climate change ... and adapt to its effects.*’

- Paragraph 88 specifically refers to ‘supporting a prosperous rural economy’ and states that Planning policies and decisions should enable:
 - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - b) the development and diversification of agricultural and other land-based rural businesses.
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside.

13.3. LOCAL POLICY – Wiltshire Core Strategy (Adopted January 2015)

13.3.1. Wiltshire Council’s Core Strategy, adopted in January 2015 acts as the Local Plan to guide development decision. The following Core Policies are considered relevant to this application.

- Core Policy 48: *Supporting rural life* 6.61 Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:
 - Protecting the countryside and maintaining its local distinctiveness.
 - Supporting the sensitive reuse of built assets to help meet local needs.
 - Supporting improved access between places and to services.

This application aims to utilise built assets to support the sustainability of a local business, while ensuring that the local character is unaffected through a sensitive and sensible proposal.

- Core Policy 51: (Landscape) *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*
 - i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
 - ii. The locally distinctive character of settlements and their landscape settings
 - iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe
 - iv. Visually sensitive skylines, soils, geological and topographical features
 - v. Landscape features of cultural, historic and heritage value

- vi. *Important views and visual amenity Wiltshire Core Strategy Adopted January 2015 195*
- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. *Landscape functions including places to live, work, relax and recreate, and*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.*

This application supports continuation of a rural business without detrimental impact to the surrounding landscape.

14. SUSTAINABILITY

- 14.1. Sustainable development is a core principle of planning policy which underpins all level of planning policy. This proposal supports the economic sustainability of an established farming business.
- 14.2. The use of the buildings to provide cattle housing in line with veterinary advice not only improves animal welfare but ensures maximum efficiency and helps ensure yield and quality of milk produced.

15. CONCLUSION

- 15.1. Overall, there is a clear requirement for additional cattle housing on the holding to support the sustainability of established farming business on the site while ensuring high welfare standards are maintained.
- 15.2. The proposed buildings are not considered to have a significant impact on the surrounding area given there scale and design which is in proportion to the scale and character of the surrounding farmyard and wider agricultural landscape.

SIGNED:



Chris Powell BSc (Hons) MRICS FAAV
Partner | RICS Registered Valuer

DATE:

October 2025