

Installation of hardstanding for agricultural purposes on land adjacent to The Mill House, Worton, Wiltshire

Schedule 2, Part 6, Class B, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application for a Lawful Development Certificate

February 2026

1.1 Introduction

- 1.1.1 This statement has been prepared on behalf on Mr Campbell-Hill in support of an application for a Lawful Development Certificate to seek to confirm that the installation of hardstanding on an agricultural small holding on land adjacent to The Mill House in Worton is permitted development in accordance with Schedule 2, Part 6, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.1.2 This Statement has followed the GPDO 2015 Regulations and the Ministry of Housing, Communities and Local Government (MHCLG) web-based Planning Guidance: Permitted Development Rights, which provides guidance on the application of GPD rights in England.
- 1.1.3 This Statement should be considered in conjunction with the following:
- *Application form (completed on the Planning Portal)*
 - *The site location plan*
 - *The proposed site block plan*

1.2 Site description

- 1.2.1 The site of the proposed development comprises an area of approximately 550sqm located on land forming part of an agricultural small holding adjacent to and associated with The Mill House in Worton near Devizes.
- 1.2.2 The land holding extends to 1.93 hectares (ha) (4.78 acres) of which approximately 0.22 ha comprises the landowner's residential property and garden. The property is enclosed by watercourses; to the north by the form Mill Leat and to the south by Worton Stream.
- 1.2.3 The site of the proposed development is located centrally within the property between the existing gated access to a field and an agricultural building located within that field.
- 1.2.4 The Mill House is Grade II listed as is the The Old Mill immediately to the north.
- 1.2.5 There are no nature conservation or landscape designations within or in close proximity to the site. The site and the majority of the property is located within the Worton Conservation Area. There are no scheduled monuments or world heritage sites in proximity to the site.
- 1.2.6 Parts of the property are located in flood zones 2 and 3. A public right of way runs through the property and adjacent to the site of the proposed development.

1.3 Planning History

- 1.3.1 Wiltshire Council's online planning register does no record any recent and/or relevant planning history for the property.

1.4 Agricultural Development

1.4.1 The Town and County Planning Act 1990 (as amended) defines agriculture as:

"horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;"

1.4.2 The General Permitted Development Order 2015 (as amended) defines agricultural land and agricultural units as follows:

"agricultural land" means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden.

1.4.3 The site and the wider land holding are operated as an agricultural small holding (<5ha in size) by Mr Campbell-Hill.

1.5 Proposed Development

1.5.1 Mr Campbell-Hill wishes to install c.550m² of hardstanding within a field in his ownership and adjacent to his property The Mill House, where he operates an agricultural small holding.

1.5.2 The hardstanding will provide an all-weather surface to ensure vehicle access to the field and to the barn located within it during periods of heavy rainfall and when water from the Mill Leat enters the field. The Mill Leat, which is owned by a third party, is in a poor state of repair, resulting in water seeping into the land to the south. This issue is exacerbated during the wetter months, leaving the ground waterlogged and preventing vehicles from accessing the barn.

1.5.3 In addition to providing all weather access to the barn, the hardstanding will also be used to store agricultural vehicles and materials.

1.5.4 The hardstanding will therefore serve the agricultural small holding in which is located and will serve an agricultural purpose.

1.6 Development permitted under Part 6 Class B

1.6.1 Schedule 2, Part 6, Class B permits the following agricultural development on agricultural units of less than 5 hectares:

(a) *the extension or alteration of an agricultural building;*

(b) *the installation of additional or replacement plant or machinery;*

(c) *the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus;*

(d) *the provision, rearrangement or replacement of a private way;*

(e) the provision of a hard surface;

(f) *the deposit of waste; or*

(g) the carrying out of any of the following operations in connection with fish farming, namely, repairing ponds and raceways; the installation of grading machinery, aeration equipment or flow meters and any associated channel; the dredging of ponds; and the replacement of tanks and nets,

where the development is reasonably necessary for the purposes of agriculture within the unit.

- 1.6.2 In accordance with the GDPO, a land or property owner may undertake the above-specified works—where they are reasonably necessary for agricultural purposes—without the need to apply for planning permission, provided the works are not restricted by the following conditions:

Condition B1:

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 0.4 hectares in area;

- 1.6.3 The hardstanding will not be located on a separate parcel of land forming part of the agricultural unit that is less than 0.4 ha in area.

(b) the external appearance of the premises would be materially affected;

- 1.6.4 The hardstanding, by its nature, is located at ground level within a large field, positioned between the gated entrance and the agricultural barn. Its scale is not considered excessive for the landholding. Hardstanding is a common and necessary feature of agricultural operations of all sizes. In this context, the proposed hardstanding is not regarded as materially affecting the external appearance of the premises.

(c) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- 1.6.5 The location of the proposed hardstanding is not within 25 metres of a metalled part of a trunk or classified road.

(d) it would consist of, or involve, the carrying out of any works to a building or structure used or to be used for the accommodation of livestock or the storage of slurry or sewage sludge where the building or structure is within 400 metres of the curtilage of a protected building;

- 1.6.6 No works are proposed to a building or structure to be used to accommodate any of the activities listed.

(e) it would relate to fish farming and would involve the placing or assembly of a tank on land or in any waters or the construction of a pond in which fish may be kept or an increase (otherwise than by the removal of silt) in the size of any tank or pond in which fish may be kept;

- 1.6.7 The hardstanding does not relate to fish farming. No fish farming takes place within the property.

(f) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system 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

- 1.6.8 No buildings are proposed. There is no biomass boiler or anaerobic digestion system on site.

(g) the extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

- 1.6.9 No extension to a building is proposed and the land is not within the curtilage of a scheduled monument.

Condition B2 does not apply

Condition B3 does not apply

Condition B4

Development is not permitted by Class B(e) if the area to be covered by the development would exceed 1,000 square metres calculated as described in paragraph D.1(2)(a) of this Part.

- 1.6.10 The hardstanding extends to c.550sqm and therefore does not exceed 1,000 sqm. There is no other existing hardstanding within the agricultural unit.

Condition B.5—

(1) Development permitted by Class B and carried out within 400 metres of the curtilage of a protected building is subject to the condition that any building which is extended or altered, or any works resulting from the development, is not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.

- 1.6.11 The hardstanding is not within 400m of a protected building (The Mill House is a dwelling used in connection with the agricultural small holding as are all other buildings with the agricultural unit and therefore as defined in the GDPO are not protected buildings) and will not to be used for the accommodation of livestock, the storage of slurry or sewage sludge for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.

Condition B.5— parts 2-5 do not apply.

1.7 Summary and Conclusion

- 1.7.1 This Statement has been prepared to seek to confirm that the installation of hardstanding on an agricultural small holding at The Mill House, Worton is permitted development in accordance with Schedule 2, Part 6, Class B of the GPDO.
- 1.7.2 This Statement confirms that the hardstanding is associated with an agricultural small holding of <5ha and that it is reasonably necessary for agriculture and meets the requirements of permitted development as set out in Class B(e).
- 1.7.3 It is therefore respectfully requested that a Lawful Development Certificate be granted by Wiltshire Council to confirm that this is the case.