



Planning Statement

Proposal: Agricultural storage building with integral domestic garage, and a polytunnel
Site: Southview Farm, Widbrook, Bradford-on-Avon. BA15 1UH
Our Reference: 2499_PS_v1

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Oliver & Becky Coppin ('the Applicants'), the freehold owners of Southview Farm to prepare and present an application for an agricultural storage building with integral domestic garage and a polytunnel on land at Southview Farm, Bradford-on-Avon.
- 1.2 The application is supported by the following plans;
 - 1.2.1 1979_001 Location plan
 - 1.2.2 1979_002 Existing block plan
 - 1.2.3 1979_003 Proposed block plan
 - 1.2.4 1979_020 Proposed barn floor plan
 - 1.2.5 1979_021 Proposed barn elevations
 - 1.2.6 1979_022 Proposed polytunnel floor plan
 - 1.2.7 1979_023 Proposed polytunnel elevations

2.0 Context

- 2.1 Southview Farm lies to the southwest of the Trowbridge Road at Widbrook, Bradford-on-Avon. The holding covers a total of 4.85 hectares, including the farmhouse and curtilage bounded to the north by the Kennet and Avon Canal and to the east by the Trowbridge Road (drawing AO.01 refers). The property lies outside of the settlement boundary of Bradford-on-Avon, and within the West Wiltshire Green Belt.
- 2.2 The site is not within a National Landscape or Conservation Area, and Southview Farmhouse is not a designated heritage asset.
- 2.3 The property was purchased by the Applicants in Spring 2025 when it came to market as a part of a larger holding of some 23 hectares, with the remaining land and buildings, to the rear of Southview Farm being purchased by others. We understand that the land and buildings had been in equestrian use prior to sale. The holding acquired by the Coppins' comprises two fields under grass plus the dwelling; there are no agricultural buildings now associated with the holding. The site is accessed via easement over a private driveway leading southwest from the Trowbridge Road, the ownership of which is held by the owners of the remaining land.
- 2.4 We understand that the area of hardstanding to the north of the dwelling had previously been used for parking in association with dwelling and the equine business on the original holding. A part-two storey brick barn lies to the southwest of the dwelling and a timber garage to the south of the barn access to the south of the farmhouse. There are a range of small sheds, outbuildings and a mobile home surrounding the house, none of which are suitable for the storage of either agricultural equipment or modern domestic uses or vehicles.

3.0 Proposed development

- 3.1 The planning application, subject of this statement, requests planning consent for the erection of a three-bay agricultural barn, to the northwest of the dwelling, with the northern two bays to be utilised for agricultural purposes, including the storage of equipment and machinery for the husbandry of the land, including planting and management of an apple orchard and market garden, and in time, for fodder and bedding to support keeping of livestock on the holding.
- 3.2 The southern bay, closest the dwelling will be used as a domestic store and garage ancillary to the farmhouse.
- 3.3 The building measures 20.0m by 10.0m, with an eave height of 3.8m rising to a ridge height of 4.9m. Externally, the building will be clad in dark green, plastisol-coated profile steel sheeting.
- 3.4 In addition, a twin-span polytunnel is proposed to the north of the track and agricultural building to enable the growing of soft fruits and salad crops as part of a market garden business that will sell to local restaurants and eateries.
- 3.5 The polytunnel measures 20.0m by 12.8m, with an overall height of 2.8m.
- 3.6 A separate householder application will be presented, in due course, for the alteration and extension of the farmhouse.

4.0 Policy Context

- 4.1 Agricultural development for agricultural purposes on agricultural land is acceptable in principle, although there are no policies within the Wiltshire Core Strategy that specifically refer to such development.
- 4.2 Paragraph 88 of the National Planning Policy Framework (December 2024) supports a prosperous rural economy, stating that decisions should enable the sustainable growth and expansion of all types of rural business through re-use of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land based rural businesses.
- 4.3 Para.154(a) of the NPPF confirms that buildings for forestry and agriculture are not inappropriate development in the Green Belt.

5.0 Planning Assessment

- 5.1 The proposed development will provide agricultural storage and production space (within the polytunnel) and a smaller amount of domestic storage/garaging space ancillary to the existing dwelling house, replacing the existing, ageing garage.
- 5.2 The form and scale of the proposed agricultural building is commensurate with the scale of the holding and will provide secure covered accommodation for a tractor and associated implements necessary for the management of the land and its boundaries, together with the tools and consumables required in association with the growing of produce within the polytunnel.
- 5.3 The bay of the barn closest to the dwelling will provide functional domestic garaging and storage within the residential curtilage of the dwellinghouse not available in the current range of ageing outbuildings which lack scale necessary to enable modern vehicles and family goods to be stored within them.
- 5.4 Both the barn and the polytunnels have been positioned to have limited impact on the wider landscape and are of a form and scale entirely expected in association with a rural property with associated land. As such, they will be assimilated within the landscape without comprising the character or appearance of the area, or the openness of the Green Belt nor its function to prevent coalescence of urban built form.

6.0 Concluding notes

- 6.1 The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise.
- 6.2 As the development is acceptable in principle, the main issues are whether the proposals are;
- a) Justified in connection with an agricultural need;
 - b) Acceptable in landscape terms; and
 - c) Do not conflict with Green Belt policies
- 6.3 The holding no longer has access to appropriate buildings necessary for secure agricultural storage and so there is an existential need for barn to support the agricultural function and maintenance of the land going forward. The use of a minor portion of the building for domestic garaging and storage meets the functional needs of the dwelling that can no longer be fulfilled by the existing outbuildings on an area of land used in association with house.
- 6.4 The form and scale of the buildings are entirely appropriate to their setting and function within the rural landscape. Incorporation of the domestic use within a bay of the barn will have no material impact on the character or appearance of the landscape and will ensure that domestic storage uses will be adequately contained within a single building.
- 6.5 Agricultural development is not inappropriate in the Green Belt, and in particular containment of the agricultural and domestic garaging in a single barn structure will enhance the openness of the Green Belt and conflict with the primary purpose of its designation.
- 6.6 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a



comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.