



PLANNING STATEMENT

Application:	Construction of Agricultural Track under Sch 2, Part 6 Class A GDPO
Property:	Hurst Farm, Worton, Devizes, SN10 5UN
Client:	Mr J Marshall
Date:	March 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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1.0 Site Description and Background

Hurst Farm is an agricultural holding, which is run as a predominately pasture, and extends to approximately 163 acres.

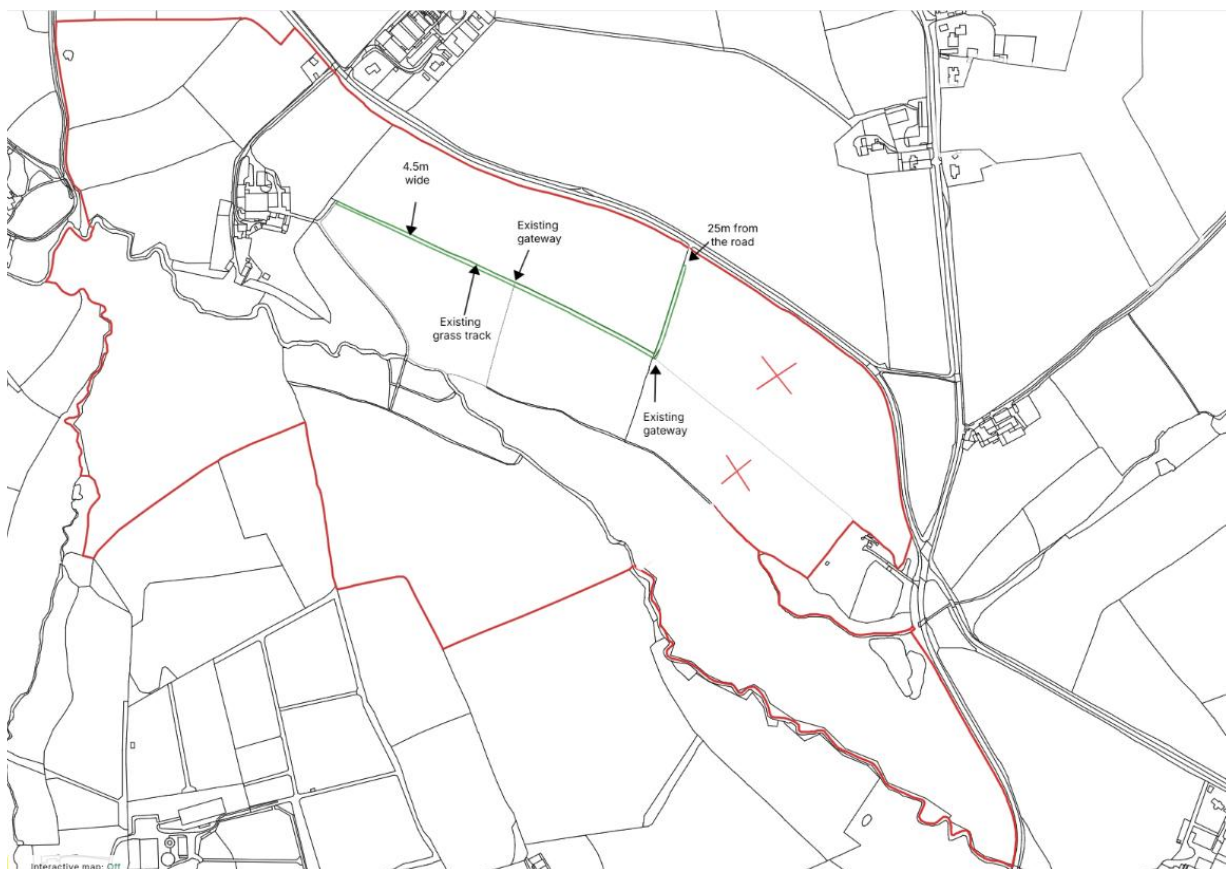
Since acquiring the holding in 2024, the applicant has improved the holding greatly and has created a progressive and profitable business from the holding. In order to progress further the applicant wishes to create a farm track at the site, as detailed below.

In January of last year, the applicant had an agricultural track approved (PL/2024/11640), which was vital in ensuring farm traffic could safely and efficiently enter the agricultural land without having to go through the farmyard.

2.0 Proposal

2.1 The client would like to construct a farm track to aid access to fields upon the holding pursuant to Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended).

2.2 As set out above, the client would like to lay a hardstanding track to aid access to the fields situated on the eastern side of the holding, all year round. There is an existing grass track in place of where the applicant wishes to hardcore. This exiting grass track is not practical to use during the wet weather and doing so causes great damage to the fields. Consequently, all agricultural traffic is having to pass out of the main farm gate, along the highway and back into the farm. Whilst this is lawful, it does provide unnecessary use of a main road, and if the applicant can minimise traffic and mud build up on this road, then they would like to do so. The applicant simply wishes to lay hardcore over the existing grass track. To provide some context, please see a map below – with the fields in question being marked with a cross.



- 2.3 This proposed hardcore of the track will link up to the existing track system and follow the hedge line through two existing gateways and up to 25m off the access off the council-maintained highway. This will allow for traffic to not have to pass directly through the farmyard and around the back of the land for access, which has become impractical with larger modern machinery.
- 2.4 The track will be 4.5m (14.7') wide to allow access for modern large agricultural machinery and will measure approximately 615m long. The track will be of standard agricultural construction – initially a permeable membrane will be followed by 300mm of clean stone and 100mm of type 1 stone.

3.0 Relevant site history

Application Reference Number : PL/2024/10943 – Agricultural Machinery Storage building- **Prior Approval not required**

Application Reference Number: PL/2025/02800 – Agricultural buildings to a flexible commercial use – **Prior Approval Granted**

Application Reference Number: PL/2025/02801 – Associated operational development to facilitate the change of use from agricultural building to B8. – **Approved**

Application Reference Number: PL/2025/08058 – Relocate Existing Commercial Building and associated works – **Approved**

Application Reference Number: PL/2024/11395 – Proposed refurbishment, alterations and two-storey extensions – **Approved**

Application Reference Number: PL/2025/07964 – Conversion of a redundant agricultural barn to a self-contained holiday let – **Under Consultation**

Schedule 2 Part 6 Class A GDPO

Permitted development.

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The matter of reasonable necessity is addressed above under 'proposal'.

In addition, the willingness of the farming business to invest in the construction of the farm track demonstrates that it arises from a genuine agricultural need, directly connected to the operational requirements of the holding. The track is not speculative development but an agricultural engineering operation that supports the efficient and compliant management of the holding.

The GPDO test is whether the works are '*reasonably necessary*' for agriculture, not absolutely essential. In this case, the farm track plainly meets that threshold, providing clear operational and environmental benefits to the holding.

Development Not Permitted

Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) states that development on an agricultural unit that exceeds 5 hectares under class A **will not** be permitted where:

This proposal falls within the GDPO as detailed below in blue.

- A) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area;

- B) It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;

No development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

- C) It would consist of, or include the erection, extension or alteration of a dwelling;

It would not consist of any alteration of a dwelling;

- D) It would involve the provision of a building, structure or works not designed for agricultural purposes;

As set out above there is an agricultural need for the track to service the agricultural holding.

- E) The ground area which would be covered by any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres; calculated as described in paragraph D.1(2)(a) of this Part;

*D.1(2)(a) – “Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and **any part of which would be within 90 metres of the proposed development**”;*

N/A – No building is to be erected

- F) The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

We are not aware of any aerodromes within 3km- the local authority to confirm.

- G) The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;

N/A – Not a building or a structure.

- H) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25 metres of a trunk or classified road;

- I) It would consist of, or include the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

N/A – Not a building or structure.

- J) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;

The proposal would not involve excavations or engineering operations on or over article 1(6) land and is not connected with fish farming;

- K) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –
(i) 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
(ii) Is or would be within 400 metres of the curtilage of a protected building.

The proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.

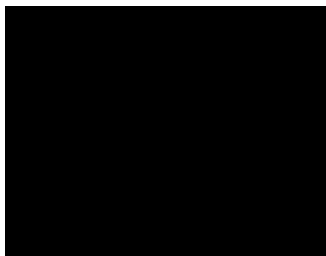
- L) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

The proposal is not for a building and there are no scheduled monuments in the locality.

Planning Practice Guidance

Paragraph: 122 Reference ID: 13-115-20180222 of the Practice Planning Guidance states that "farm tracks may be developed, rearranged or replaced on both larger and small agricultural units under existing agricultural permitted development rights where they are reasonably necessary for agricultural purposes. The permitted development rights, set out in Class A and Class B of Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, include the conditions for developing farm tracks under these rights. There is no size or ground area limit on the extent of the farm track that can be developed."

Yours faithfully



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