



PLANNING STATEMENT

Application:	Erection of a general purpose agricultural building in accordance with Sch 2, Part 6, Class A GDPO
Property:	Land at Freith, forming part of Hurst Farm, Devizes, Wiltshire
Client:	Mr J Marshall
Date:	March 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



www.w-w.co.uk • planning@w-w.co.uk • 01672 515252

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 Woolley & Wallis having given prior written approval as to the form and context in which it may appear

1. Site Description & Background

The applicant purchased Hurst Farm in 2024, as an agricultural holding with a range of agricultural buildings and land that is predominately pasture with two parcels of arable.

The applicant then subsequently purchased the Land at Freith. Since combining the two holdings into one, the applicant has created a progressive, successful business, which they now wish to continue. In this current day, diversification is essential in ensuring that rural businesses are viable. Considering the above, the majority of the farm buildings at the main farmstead at Hurst Farm have been changed to commercial use, under Class R (PL/2024/11193), (PL/2025/02801) and (PL/2025/02800).

The holding extends to approximately 163.04 acres. The land is used for the grazing of livestock and to produce fodder, along with a small enterprise of arable.

The land at Freith already benefits from three matching agricultural storage buildings, measuring 18.28 x 12.19m each. The barns are currently providing general purpose agricultural storage for the holding.

2. Proposal

- 2.1 It is proposed that the building will be used to house straw from the arable production for most of the year, and overflow hay storage in the required months.
- 2.2 The proposed building will measure 80ft (24.38) x 30ft (9.14m) and shall match the two permitted buildings being of standard agricultural construction with cement fibre roof in natural colour. The western gable will match comprising of concrete panels to 2m with Olive Green (RAL6003) steel box section sheeting above.
- 2.5 The building shall measure 3.96m to the ridge which is notably lower than the two existing buildings.

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 agricultural building demonstrates that it arises from a genuine agricultural need, directly connected to the operational requirements of the holding. The building is not speculative development but development that supports the efficient management of the holding.

The GPDO test is whether the works are '*reasonably necessary*' for agriculture, not absolutely essential. In this case, the building plainly meets that threshold, providing clear operational 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 building 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**”;*

Relevant Site History

Land at Freith

- (PL/2024/02081) – Agricultural Storage Building – Extends to 222.83 m2.
 - (PL/2025/00424) – Agricultural Storage building – Extends to 222.83 m2.
 - (PI/2025/07666) – General purpose agricultural building – Extends to 222.83 m2
- The buildings at Freith extend to 668.49m2.

Hurst Farm

- (PL/2024/10943) - A further barn has been erected at the main holding- named Hurst Farm under Permitted Development rights, however as per the definition above, it is situated more than 90m away from the unit the proposed building will sit on.

- Notwithstanding this, as the proposed barn is only going to be used for hay and straw storage, we do not exceed the 1,000 m² limit for machinery and livestock buildings and are also under the 1,500 m² overall.

The proposed building will extend to 222.83 m² and so the overall development at the Land at Freith extends to 891.32m².

- 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 3 kilometres of the site- the local council 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;

The height of the proposed extension would not exceed 12 metres in height;

- 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;

The proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

- 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.

We trust that you agree there is a clear agricultural need for the proposed building and that we have provided sufficient information to determine this application. Should you require any additional information or have any queries then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'CC' or 'Cary', written in a cursive style.

CHRIS CARY MSc (Hons) MRICS FAAV
Email: c.cary@w-w.co.uk
Tel: 01672 515252