

PLANNING, DESIGN & ACCESS STATEMENT

IN RELATION TO A

ERECTION OF AN AGRICULTURAL BUILDING

AT:

LAND AT BLACKMORE FARM, NEW ROAD, MELKSHAM SN12 7QY

APPLICANTS: MR & MRS KEEN

PREPARED BY:

**WEBBPATON, THE DAIRY, HOOK,
ROYAL WOOTTON BASSETT, WILTSHIRE, SN4 8EF**

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Partners

Mark Webb FRICS FAAV
Libby Hutchinson MRICS FAAV
Becky Farthing MRICS FAAV
Helen Wiltshire MRICS FAAV
George King MRICS FAAV ASAg



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RICS



**WebbPaton LLP Rural
& Commercial Valuers**

The Dairy Hook
Royal Wootton Bassett
Wiltshire SN4 8EF

Tel 01793 842055

post@webbpaton.co.uk
www.webbpaton.co.uk

1.0 INTRODUCTION

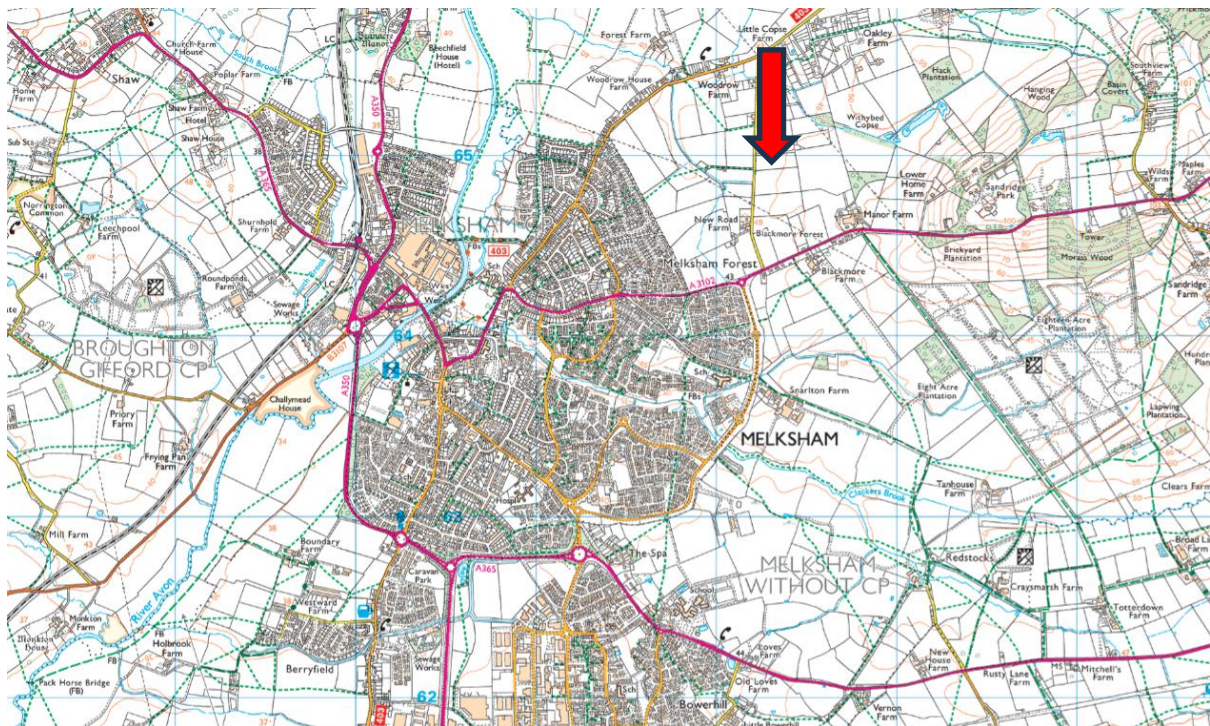
Webbpaton have been instructed to prepare a planning application for the erection of an agricultural building on Land at Blackmore Farm, New Road, Melksham on behalf of the applicants of Messrs Keen.

This document should be read in conjunction with the following:

- Location Plan
- Block Plan
- Proposed Elevational Drawings

2.0 BACKGROUND

Blackmore Farm is situated close to the town of Melksham in Wiltshire. Melksham town centre is located approximately 2 miles away and can be identified on the map below with a red arrow.



The applicants have been farming at Blackmore farm for many years, the main farm extended to approximately 183 acres. However, more recently planning permission has been granted for the demolition of agricultural buildings and the development of 500 dwellings.

Although some of the farm will be redeveloped the applicant still owns a significant portion of land. Furthermore, they also still own approximately 52 cows and calves along with an angus bull.

As part of the planning application a number of agricultural buildings will be demolished and therefore to ensure the health and welfare of livestock a new agricultural building is required to provide dry and secure livestock accommodation.

There are no outstanding planning applications associated with the proposed site nor have any applications been determined.

3.0 PROPOSAL

The proposal is for the erection of an agricultural building and associated works, which can be seen on the location plan.

Due to the applicant retaining a number of cows and calves, they need a secure and dry building to reside in throughout the winter months, to ensure good welfare practices. The building has been designed to be in keeping with the local area and has been designed for the purposes of agriculture.

4.0 POLICY

4.1 National Policy

The National Planning Policy Framework (NPPF) was updated in December 2024. Paragraph 88 specifically refers to “supporting a prosperous rural economy” and advises that policies should support the sustainable growth and expansion of all types of business and enterprises in rural areas and promote the development, diversification of agricultural and land based rural businesses including the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings.

Paragraph 11 of the NPPF sets out the ‘presumption in favour of sustainable development’ as the key theme running through the document.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road would be severe. It is considered that the proposal will not have an impact on the highway as the traffic movements will not increase above that and the proposed site will be accessed from an existing gateway.

4.2 Local Policy

The Wiltshire Core Strategy was adopted in January 2015. The document is out of date however relevant policies have been considered.

Policies considered are:

- CP34: Additional Development Land – identifies *agriculture and land-based industries* as a target sector to be promoted towards a higher-value economy and states it will *support the rural way of life through the promotion of modern agricultural practices*. It states proposals will be supported which *support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*. The proposal supports an existing farm business by providing a more practical agricultural building and track.
- CP51: Landscape – There will be no impact on the landscape due to the buildings being in existence.
- CP48: Supporting Rural Life – supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness*. The proposal allows this to happen through providing a well thought out agricultural building which has been designed to minimise impacts on the surrounding landscape.
- CP57: Ensuring high quality Design and Space Shaping
- CP61: Transport and New Development

4.3 Neighbourhood Plan

The site is situated within the Melksham Neighbourhood Plan.

5.0 USE

Agriculture.

6.0 AMOUNT

The building extends to 170sq.m.

7.0 LAYOUT

The building is located adjacent to an existing hedge at the top of the field. The building is orientated west to east.

8.0 LANDSCAPING

The proposal is not considered to have a detrimental impact on the tranquillity of the area and therefore is considered to adhere to policy 51. The proposed building is located adjacent to an existing hedge and further hedge planting has been proposed.

It is considered that no further landscaping is required.

9.0 APPEARANCE

The building is constructed of a steel portal frame with concrete panel and Yorkshire board elevations under a concrete fibre cement roof.

10.0 ACCESS

The site is accessed from an existing gateway from the public highway.

11.0 BNG

The proposal involves the erection of an agricultural building on modified grassland. A BNG Small Site Metric accompanies the application.

12.0 CONCLUSION

The application is for the construction of an agricultural building and associated works which will provide essential storage and livestock accommodation for the applicant. The proposed building is in keeping with the buildings within the locality and has been designed for the purposes of agriculture.

The application is considered compliant with local and national planning policies for proposals of this nature, ensuring a prosperous rural economy through agricultural development and providing a visual improvement through a well-designed new building and access. We consider this application should be supported by the Local Authority.