

DESIGN & ACCESS STATEMENT

IN RELATION TO A

**PRIOR DETERMINATION APPLICATION FOR TWO NEW
AGRICULTURAL BUILDINGS**

AT:

**AQUETONG FARM, CRESSWELL LANE,
LEA, WILTSHIRE, SN16 9PE**

APPLICANT: MR ANDY TAYLOR

PREPARED BY:

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

MARCH 2026

Partners

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



Regulated by
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

INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

PROPOSAL

The proposal is a prior approval application for the construction of two general-purpose agricultural buildings, intended for the purpose of storing fodder, straw and machinery. This document should be read in conjunction with the following:

- Block Plan
- Location Plan
- Elevation Drawings and Floorplan

BACKGROUND

The applicant operates a well-established family farming mixed arable and livestock business, based east of Malmesbury in between the villages of Lea and Cleverton, in the county of Wiltshire. The business farms approximately 1,200 acres (485.63 hectares) in total split across multiple holdings, being a mixture of owned and rented farmland.

Aquetong Farm is the main base for the beef enterprise, extending to approximately 180 acres. The existing storage facilities available are insufficient for the quantity of fodder and straw produced by the farm business, particularly as the business has increased their cattle numbers in recent years.

The applicant now seeks to make improvements to the farmyard infrastructure as the current farm buildings are insufficient for the expanding scale of the enterprise and provide limited secure storage space. The proposed buildings are to be located to the east of the main farmyard, adjoining an area of existing hardcore and farm buildings which are utilised as part of the agricultural operations.

The lack of appropriate facilities has resulted in agricultural machinery, equipment, and fodder being stored outdoors and exposed to the elements, which is not sustainable for the growing business. The applicant therefore wishes to construct two buildings to ensure both the protection and security of the machinery and maintain a good standard of hay quality. The

proposed new buildings are designed to meet the operational needs of the farm, with appropriate dimensions, such as height and width, to accommodate modern agricultural machinery. The development is considered reasonably necessary for the purposes of agriculture, as outlined throughout this report.

USE

The site is located within an existing agricultural farmyard, and the proposed buildings will be positioned either within an area of existing concrete/hardstanding or adjacent agricultural grassland. The proposed buildings will be used for agricultural general-purpose storage.

DESIGN

The proposed buildings will be constructed of a steel portal frame under a pitched grey concrete fibre cement roof with concrete floors. Building 1 will measure 27.43m (90ft) x 13.20 (45ft), with 5.5m (18ft) to the eaves. The building will be enclosed on two sides with standard concrete panel walling and green box profile sheeting above. The north and southern elevations will be open fronted to allow for ease of access for farm machinery.

Building 2 will measure 24.38m (80ft) x 7.62m (25ft), with 5.5m (18ft) to the eaves. The eastern elevation will be open fronted to allow for machinery access. The remaining elevations will be enclosed by standard concrete panel walling and green box profile sheeting above. Externally there will be a hardcore apron to allow for machinery access and turning.

The overall proportions including length, width and height will match the existing buildings in the farmyard and wider vicinity. The materials and design chosen are that of typical agricultural buildings, ensuring the development integrates well with its setting and results in minimal visual impact on the surrounding landscape. No public rights of way shall be affected by the proposed agricultural building or hardcore apron.

The proposed agricultural buildings are reasonably necessary for the purpose of agriculture and will support the long-established farm business by providing essential general storage buildings.

LAYOUT & LOCATION

The proposed buildings will be situated on the edge of an existing yard and agricultural fields within the applicant's ownership. The positioning of the proposed buildings will provide minimal visual impact within the surrounding landscape, being opposite or directly adjacent to existing buildings of similar construction and height which will help provide appropriate screening. The proposed siting will also allow sufficient turning space for agricultural machinery to access the buildings.

The opportunity to locate the agricultural building within a block of retained land brings many benefits. Firstly, it removes the need for slow-moving agricultural machinery to use the local road network when travelling between fields and store, reducing the disturbance to road users. Additionally, it will save travel time and costs to the business, and in turn, reduce the business' carbon footprint. This gives a more sustainable future to the agricultural business and should ensure longevity.

The site is located approximately one mile east of Lea and one mile west of Cleverton, in the county of Wiltshire. The proposal is immediately surrounded by agricultural land and existing farm buildings on all boundaries.

SCALE

The scale of the proposed barns, their access and siting are considered appropriate due to being agricultural buildings, constructed of materials which will bring minimal impact to the surrounding landscape. The proposal utilises an existing access currently used by farm machinery which will be unchanged.

ACCESS & TRAFFIC MOVEMENTS

Access to the proposed farm buildings will remain unchanged via the existing entrance which leads into the farmyard. There is no requirement to amend the existing situation. It is anticipated that there will be no increase in traffic movements onto the public highway as a result of the development, as the agricultural business is already established.

Farm vehicles will be able to enter and exit in a safe manner in a forward gear, with sufficient space for turning and parking.

POLICY

Paragraph 88(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings* and Paragraph 88(b) supports the *development and diversification of agricultural and other land-based rural businesses*. The proposal allows both of the above to happen, through well-designed new agricultural buildings. It allows an existing farm business to develop, with quality weather-proof storage.

Wiltshire Core Strategy Adopted January 2015 supports the proposal. Core Policy 34 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 more practical agricultural storage buildings.

Core Policy 48 supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness*. The proposal allows this to happen through providing well thought-out agricultural building designs which have been designed to minimise impacts on the surrounding landscape.

CONCLUSION

The application is for the construction of two general-purpose agricultural buildings which will provide essential fodder, straw and machinery storage. The application also includes associated hard standing to prevent compaction on the land. The proposed buildings will support the continuation of a sustainable modern farming operation to both sustain at their current level and grow in the future.

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 well-designed buildings.