



Bourne Valley Associates Ltd

Planning Statement

For

**An extension to an existing agricultural building under an
Application for Prior Notification of proposals under
Schedule 2, Part 6, Class B**

of

**The Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)**

At

Bypass Barn, Burbage, Marlborough, Wiltshire, SN8 3FU

Prepared by: Andrew Watton

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Andover
Hampshire
SP11 9PE

Tel: 01264 850159

Email: info@bournevalley.co.uk

Project: Agricultural building extension – Prior Notification
Reference: 05860-01
Date: 20th March 2026

Page 1 of 11

Copyright Notice

The contents of this document are the copyright of Bourne Valley Associates Ltd. It is released on the condition that it will not be copied in whole, in part or otherwise reproduced (whether by photographic, reprographic or any other method) and that the contents thereof shall not be divulged to any other person other than that of the addressee (save to other authorised officers of this organisation having a need to know such contents, for the purpose of which, disclosure is made by Bourne Valley Associates Ltd) without prior consent of Bourne Valley Associates Ltd.



Table of Contents

1.	Introduction	3
2.	Site Context.....	4
2.1.	<i>Agricultural holding and site location</i>	4
2.2.	<i>Need for the Development</i>	6
2.3.	<i>Planning History</i>	6
3.	Siting, Design & External Appearance.....	7
3.1.	<i>Design - amount and scale</i>	7
3.2.	<i>Siting</i>	8
3.3.	<i>External Appearance</i>	8
3.4.	<i>Landscape impact</i>	9
4.	Access.....	9
4.1.	<i>Site Access</i>	9
4.2.	<i>Traffic movements</i>	9
5.	Lighting.....	9
6.	Drainage.....	9
7.	Planning Policy	10
8.	Conclusion.....	10
	<i>Appendix A – Summary of compliance with GPDO, Part 6, Class B</i>	11



1. Introduction

This statement accompanies and supports an application made to Wiltshire Council seeking prior approval for a new agricultural building extension and hardstanding to be undertaken under Permitted Development rights. The application relates to a proposed new building extension and hardstanding at Bypass Barn, Burbage, SN8 3FU. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr & Mrs Smith who own the farm and its associated agricultural land.

The proposal is considered, by the applicants and ourselves, to be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015¹ (GPDO). Under Schedule 2, Part 6 of that Order¹, the details of the proposals need to be set out to the local planning authority, which then has 28 days to determine whether prior approval is required. Amendments to the GPDO allow for a cumulative amount of agricultural development of up to 1,250m² within a period of two years, where such development is carried out within 90 metres of the proposed building and subject to the relevant limitations and conditions of Class B.

The proposed development has been assessed against these provisions. The building extension represents an increase in volume of less than 25% of the existing building, and when taken together with other development carried out within the preceding two years and within 90 metres, the cumulative total remains well below the 1,250m² threshold.

In this statement, we review only those aspects that are covered by the Order, including those that can be influenced by the local planning authority. Accordingly, we have not provided a full review of the development against policy that we would normally do in respect of planning applications. We thus principally consider whether the proposal complies with the terms and conditions as set out in Class B of Part 6, Schedule of the GPDO: whether the siting, design and external appearance of the proposed development is acceptable and whether we have provided enough information to enable the local planning authority to assess the proposed development against the criteria within the GPDO.

¹ Hereafter referred to as the GPDO.



2. Site Context

2.1. Agricultural holding and site location

Bypass Barn is located to the west of the A346, Burbage Bypass, within a countryside location. Figure 1 shows the application site's geographical context. The location plan is formally submitted as Drawing 05860-00-D, Sheet 01.

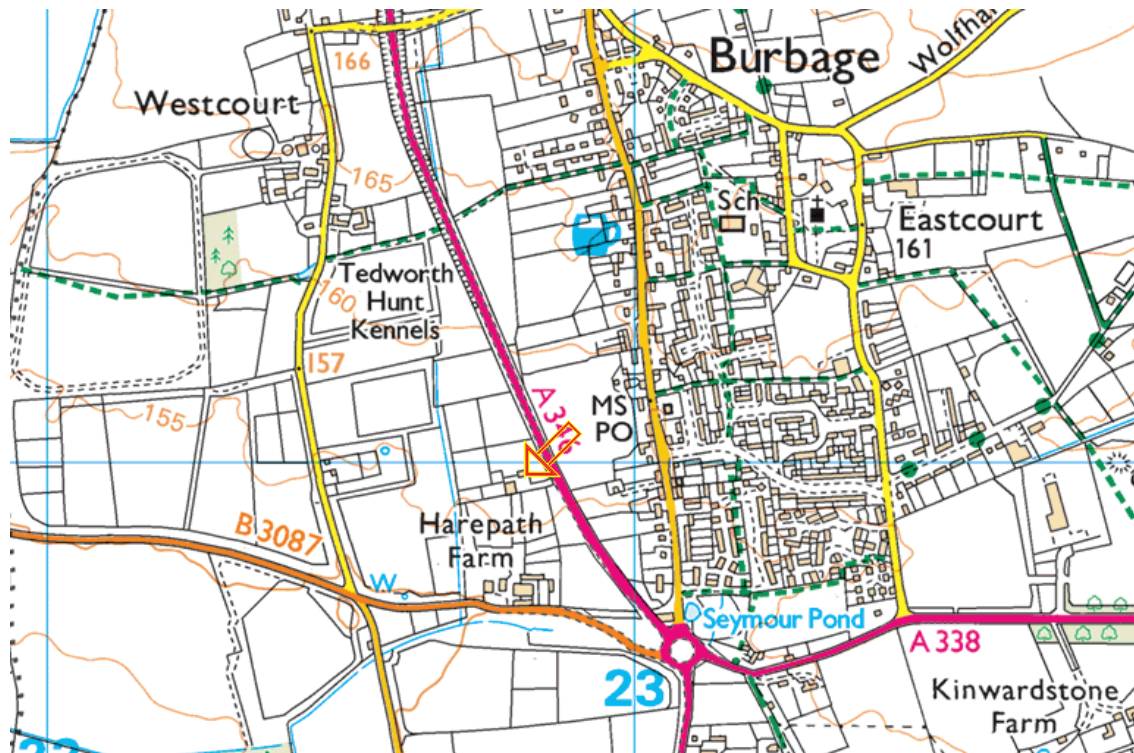


Figure 1 – Proposed Building Location

The farming holding at Bypass Barn is 6 acres. This land is actively farmed in use for agriculture (as defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as *'land in use for agriculture and which is so used for the purpose of a trade or business'*. The Location Plan shows that all the surrounding land is owned and used as the agricultural unit shown in Blue, which is well over the required 0.4ha, as stipulated within the GPDO for the extension of existing agricultural buildings. The proposed building is not located on a separate parcel of land smaller than 1ha. (Again defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as *'agricultural land which is occupied as a unit for the purposes of agriculture, including –*

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or*
- (b) any dwelling on that land occupied by a farmworker;*



Figure 2 - Agricultural Holding

Figure 2 above, is a clip of the Location Plan showing the land owned by the applicant in blue. The ownership amounts to approximately 6 acres. This plan has also been submitted as a separate document to support the application. Figure 3 below, is an aerial photograph of the site, showing its relationship with the surrounding agricultural land.

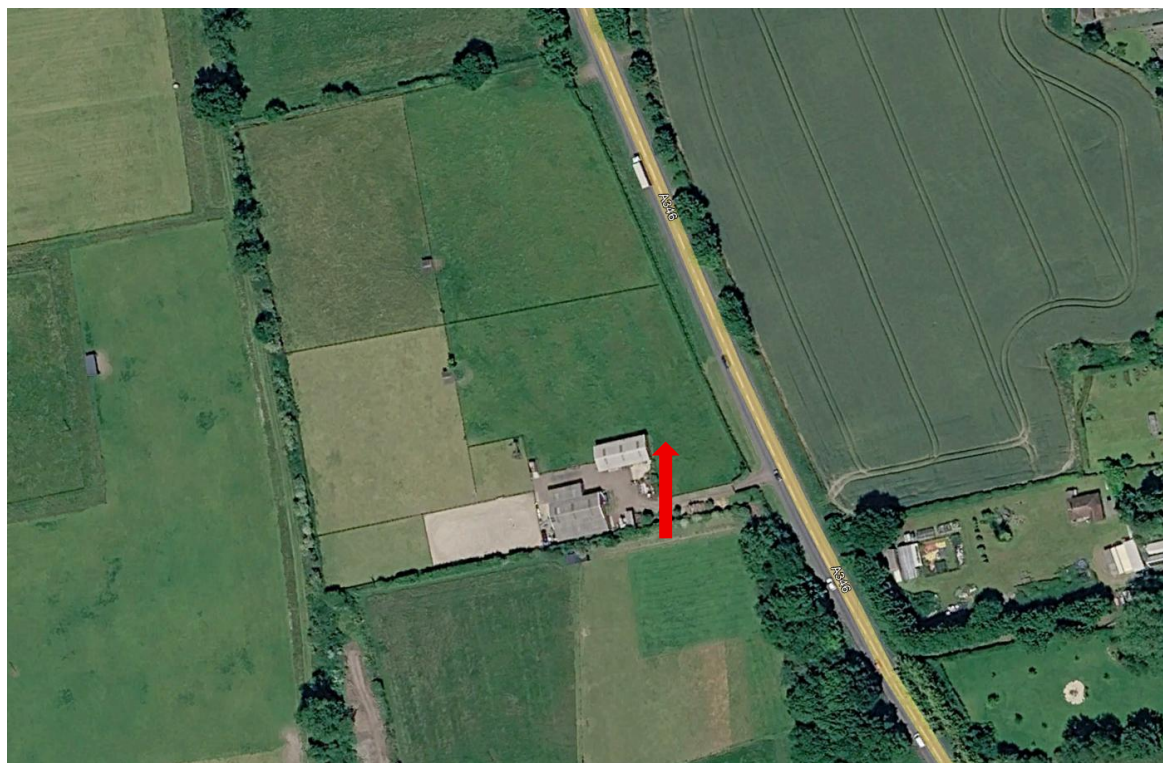


Figure 3 - Aerial photograph of the proposed site



2.2. Need for the Development

The holding is actively farmed and is used primarily for the grazing of sheep and annual cutting of hay. The agricultural enterprise requires suitable buildings for the storage of fodder, hay, machinery and associated equipment necessary for the effective operation of the holding.

The proposed building forms part of the ongoing management and improvement of the agricultural unit and is required to provide modern storage accommodation for both harvested hay, fodder and machinery. Existing buildings on the holding are limited in capacity and are not capable of accommodating the operational needs of the farm in the long term. Given the rural remote location, security of the site is an issue with several break-ins over the past few years. The secure storage of machinery is essential on the holding.

The development therefore represents a necessary improvement to the operational infrastructure of the agricultural unit.

2.3. Planning History

E/2012/0199/FUL	Construction of agricultural livestock barn and creation of a new access	Approved 2012
16/04251/FUL	Installation of 20m x 40m manège	Approved 2016
20/01350/FUL	Erection of agricultural barn	Approved 2020
PL/2022/08682	Permission in principle for residential development of 1 no. dwelling (USE CLASS C3)	Refused 2023
PL/2024/05280	Single storey extension to barn	Approved 2024

There has been a full planning application at the farm within the last two years which comprises of a 51m² extension to a separate agricultural building on the site and within 90m.

Under the GPDO, Class B the cumulative amount of agricultural development permitted within 90 metres of the proposed building within a two-year period must not exceed 1,250m².

The proposed building extension has a footprint of 42m², meaning the cumulative total would be 93m², which remains comfortably within the permitted 1,250m² limit.



3. Siting, Design & External Appearance

3.1. Design - amount and scale

The dimensions of the proposed agricultural building are shown in the Floor Plan and the Proposed Elevations Drawing 05860-01-A Sheet 01. The building will be steel portal-framed with a fibre cement roof sheets. A typical agricultural form and constructed using materials commonly used for modern farm buildings. The proposed building is positioned within the existing farmstead area and in close proximity to other agricultural buildings associated with the holding.

Locating the building within the established cluster of farm buildings ensures that the development reads as part of the existing agricultural complex rather than as an isolated structure within the wider countryside. This siting is operationally efficient and minimises visual impact when viewed from the surrounding landscape.

The siting has also been selected to allow convenient access from existing farm tracks and to allow the efficient movement of machinery between the building and the surrounding farmland.

The agricultural building extension will have a footprint of 42m². The building will be served by a new hardstanding of 73m².

The proposed building extension will comprise a simple rectangular structure measuring 15 foot in length and 30 foot in width. The eaves would be 3.65m high with height to the ridge being 4.87m, matching that of the existing building.

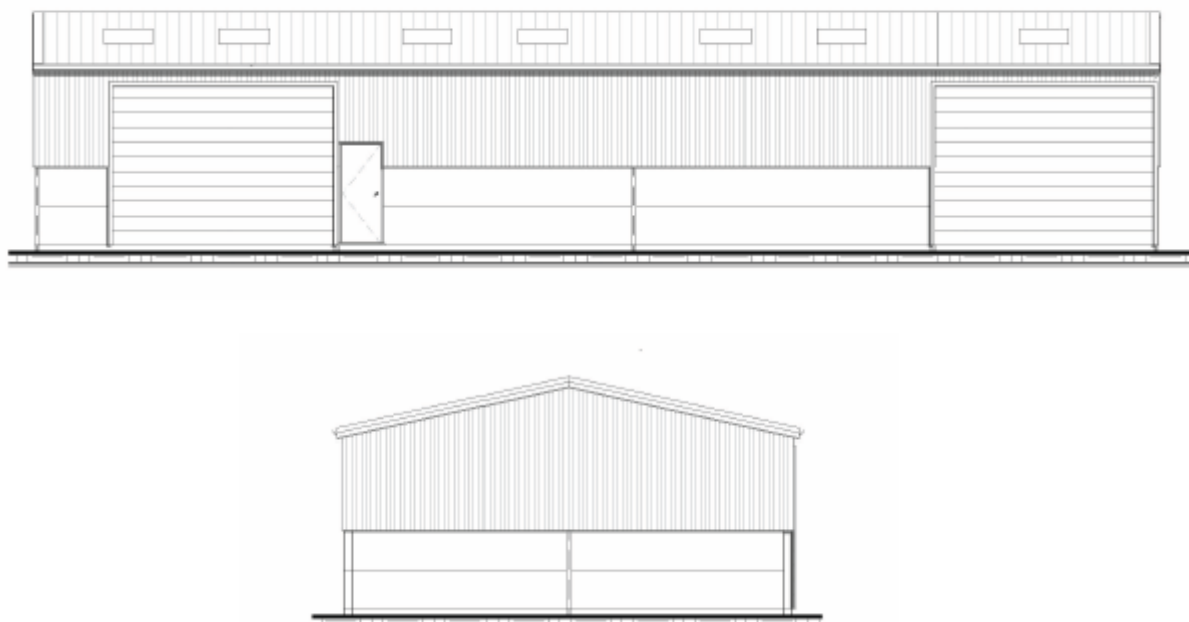


Figure 4 - Proposed Plans



There are 'protected buildings' (permanent buildings which is normally occupied by people or would so be occupied, if it were in use for purposes for which it is designed) within 400m of the proposed building, however this building is not proposed to be for livestock nor storage of slurry or sewage sludge.

3.2. Siting

The proposed layout for the agricultural building can be seen in the proposed Block plan, see Drawing 05860-00-D, sheet 02. It shows the position of the proposed building extension sited sensitively in close proximity to the other built form within the site, for screening.

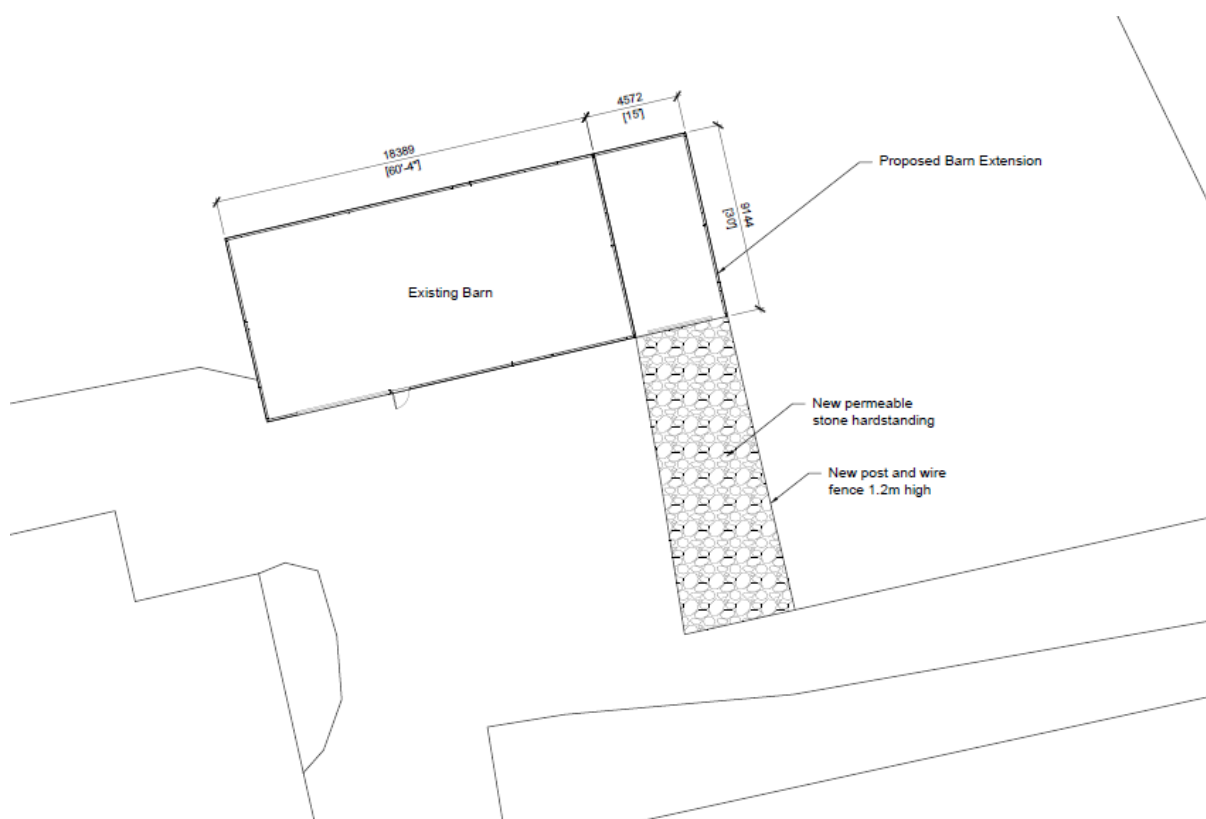


Figure 5 - Proposed Site Plan

The land in which the new building is proposed has no designations such as Conservation Area/Nature Conservation/Tree Preservation orders however it is within the AONB/National Landscape.

3.3. External Appearance

The new building will be constructed of materials typical of agricultural buildings, which are 'fit-for-purpose' in terms of design and appearance. The walls will be timber castle boarding above precast concrete panels and the roof will be fibre cement grey. All materials will match that of the host building.



3.4. Landscape impact

The site lies within the North Wessex Downs National Landscape (formerly AONB). The landscape designation is recognised and the siting and design of the building have been carefully considered in this context.

The proposed building extension will be located within the existing farmstead where built development is already present. As a result, the building will be viewed in the context of the established agricultural complex rather than as a new isolated structure within the open landscape.

The scale, form and materials of the building are typical of agricultural development and are appropriate to its rural setting. The use of subdued agricultural cladding and fibre cement roofing will reduce visual prominence.

Given the relationship of the proposed building extension to the existing farmstead and the agricultural character of the surrounding area, the development will not materially harm the character or appearance of the National Landscape.

4. Access

4.1. Site Access

The development will utilise the existing farm access and internal farm tracks that currently serve the agricultural unit.

4.2. Traffic movements

The proposed building will support the existing agricultural use of the land and will not result in any material change in traffic movements beyond those normally associated with the operation of the farm. No new access points are required and the existing access arrangements are considered adequate to serve the development.

5. Lighting

There is no lighting required for the proposed building.

6. Drainage

The drainage at the site will not be altered from the existing situation. The application site lies in Flood Zone 1 and is thus not subject to a flood risk assessment because the proposed works are below the threshold for assessment, and the site is well away from rivers or streams. The underlying geology is chalk, which provides excellent soakaway drainage.



7. Planning Policy

The application is submitted as a Prior Notification under Schedule 2, Part 6, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development falling within this class constitutes permitted development subject to compliance with the limitations and conditions set out within the GPDO. The role of the Local Planning Authority is therefore limited to determining whether prior approval is required in respect of the specified matters set out within the GPDO, including siting, design and external appearance.

This statement demonstrates that the proposed development complies with the relevant limitations and conditions of Class B. In order to summarise our interpretation of the accordance of the proposals with these criteria, Appendix A is set out in a simple table.

There are no conflicts with the criteria. The works are clearly “reasonably necessary” for agriculture, and they relate to the activities at Bypass Barn only.

8. Conclusion

The proposed agricultural building is required to support the ongoing operation of the established agricultural unit at Bypass Barn.

The development complies with the relevant limitations and conditions of Schedule 2, Part 6, Class B of the GPDO and is reasonably necessary for the purposes of agriculture within the holding.

The building extension is appropriately sited within the existing farmstead, will utilise existing access arrangements, and will be constructed using materials typical of agricultural development.

For these reasons, the proposed development represents permitted development and the applicant respectfully requests that the Local Planning Authority confirms that prior approval is not required.



Appendix A – Summary of compliance with GPDO, Part 6, Class B

Is the farm unit not less than 0.4 but less than 5 hectares in area?	<i>YES –6 acres</i>
Is the building reasonably necessary for agriculture?	<i>YES, see rationale in statement for storage and agricultural machinery</i>
Is the proposal on a separate parcel of less than 1 ha?	<i>NO the proposed land to which the new building relates is centrally located within the agricultural holding</i>
Does the building satisfy agricultural needs for this unit only?	<i>YES. It will be used to accommodate the farm's machinery fodder and hay</i>
Has development under Class Q or Class S of Part 3 been carried out on the established agricultural unit within the previous 10 years?	<i>NO</i>
<i>Have other works taken place in the last 2 years within 90m of the proposed development that exceed 1250m²?</i>	<i>NO</i>
Do the works relate to a dwelling or non-agricultural use?	<i>NO</i>
Would any works or structure for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class B exceed 1250 square metres?	<i>NO</i>
Is there an aerodrome within 3Km?	<i>NO</i>
Is the height of the building over 12m?	<i>NO</i>
Is the development within 25m of a trunk or classified road?	<i>NO</i>
Would the building be used to accommodate livestock, or for the storage of sewage or slurry and within 400m of a protected building?	<i>NO</i>
Is the proposal associated with fish farming?	<i>NO</i>
Would the building be associated with biomass production/storage or for anaerobic digestion	<i>NO</i>