



PLANNING STATEMENT

Application:	Erection of an agricultural storage building in accordance with Sch 2, Part 6, Class A GDPO
Property:	The Mill House, Calstone, Calne, Wiltshire SN11 8QF
Client:	Mr & Mrs Moore
Date:	March 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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1. Site Description & Background

- 1.1 The Mill House is an agricultural holding which extends to approximately 14.57 acres (5.89ha). The land is used for the grazing of livestock and to produce fodder.
- 1.2 The holding currently lacks any suitable agricultural buildings to service the holding. There is a single agricultural building upon the holding being an old granary however it is not suitable for modern agricultural use.

2. Proposal

- 2.1 It is proposed that the building will be used to house fodder produced upon the holding and agricultural machinery used to work the land. Historically, the land has been farmed by a third party farmer and as such suitable storage has not been required. The land is now back in hand.
- 2.2 The proposed building will be of a modest size measuring 60ft (18.29m) x 35.43ft (10.8m). The building will be of standard agricultural construction being steel portal frame, timber clad elevations in natural colour and fibre cement roof in anthracite.
- 2.5 The building shall be of modest height measuring 3m to the eaves and 4.2m to the ridge. Due to the low height, and the distance away from the residential curtilage, it will not be visible from the listed asset.
- 2.6 Agricultural Need - When machinery is stored outside it has no cover from the elements and begins to rust. This greatly reduced the life expectancy of machinery, resulting in a higher number of breakdowns and a shorter life expectancy. When fodder (hay) is stored outside, it deteriorates, rots and becomes unusable. This results in wastage and effects the financial productivity of the holding – under cover storage is required.

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. Standard agricultural construction.

- 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**”;*

No other buildings have been erected upon the holding in the last 10 years. The building extends to 197.53 m² which is well below the limit.

- 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



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