

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

30th March 2026

Dear Sir/ Madam,

**PRIOR APPROVAL UNDER CLASS R FOR THE
CHANGE OF USE OF AN AGRICULTURAL BUILDING
TO A COMMERCIAL USE (CLASS E)**

In accordance with Schedule 2, Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, we write to Wiltshire Council to determine if prior approval is required for a proposed change of use of an existing agricultural building at Crudwell Court Farm, Crudwell, Wiltshire, SN16 0TF to a commercial use. This letter has been prepared on behalf of Mr James Thornton ('the applicant').

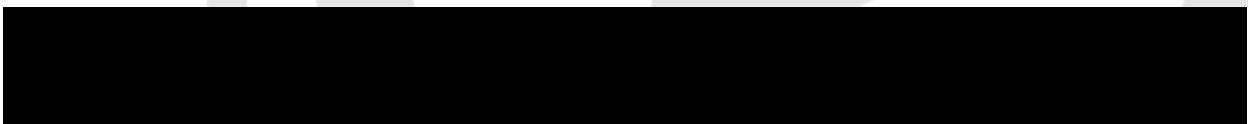
Part R.3 (1) (b) of the General Permitted Development Order (GPDO) requires the developer to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required.

This letter is accompanied by:

- Location Plan (scale 1:1,250 @ A3, dwg. No. 068-L- 001)
- Existing Block Plan (scale 1:500 @ A3, dwg. No. 068-L- 002)
- Proposed Block Plan (scale 1:100 @ A2, dwg. No. 068-L- 003)
- The assessment below of the proposal against the requirements of Class R;

1. INTRODUCTION

- 1.1. In 6th April 2014 the Government allowed for the change of use of agricultural buildings and land within its curtilage to a flexible commercial use as a permitted development right, falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution) Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order, subject to certain conditions and limitations.



- 1.2. This was consolidated into the General Permitted Development Order (GPDO) 2015. In September 2020, this was amended to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).
- 1.3. Under this permitted development right it is proposed to change the use of the agricultural building identified on the attached block plan at Crudwell Court Farm to a commercial use.
- 1.4. Crudwell Court Farm is a well-established mixed arable/ livestock enterprise which extends to some c. 165 hectares (c. 408 acres) of owned land, with the agricultural holding number 14/058/0006 and the DEFRA issued Single Business Identifier (SBI) no. 106657624¹
- 1.5. The building subject of the application is currently in an agricultural storage use.

2. THE PROPOSAL

- 2.1. It is proposed to change the use of the most northerly located agricultural building within the range of farm buildings associated with Crudwell Court Farm, as outlined on the enclosed block plan, to a commercial unit.
- 2.2. The building is comprises of an 18m wide, 4 bay, single storey agricultural building constructed with a substantial steel portal frame (350 x 170mm stanchions built off localised mass concrete foundations). Externally the building is predominantly clad with timber cladding above sleeper walls.
- 2.3. The building measures approximately 345 sqm, is a good state of repair and is currently configured in an open-plan arrangement.
- 2.4. An area to the south of the building is included within the application, which will be used in conjunction with the commercial unit to provide a parking and loading area.
- 2.5. The proposals will create a commercial unit for use by the applicant's marquee business, Malmesbury Marquees, which is a net contributor to the local rural economy through the provision of employment opportunities, in addition to direct spend locally.

¹ 'A main Single Business Identifier (SBI) is a unique nine digit number given to a farmer or business that is involved in an agricultural activity' – www.environment.data.gov.uk/support/faqs/275878766/275878899

- 2.6. The business is currently based on-site across a number of buildings and the application provides an opportunity to consolidate the businesses operations in one unit, facilitating efficiencies within the business and a better working environment for the existing employees.
- 2.7. For ease of reference some recent images of the barn are included below;



Figure 1: Recent site images

3. LEGISLATION

- 3.1. Table 1 below demonstrates how the proposal satisfies the limitations set out under Class R (agricultural buildings to a flexible commercial use).

Regulation	Requirement	Statement of compliance
R.1	a) (i) The building was used for an agricultural use as part of an established agricultural unit on 3 rd July 2012;	The building was used solely used for agricultural use as part of an established agricultural unit before the key date of 3 rd July 2012. As such part (a) is met.
	b) The cumulative floor space under Class R cannot	The total floor space is below the 1,000 sq. metre threshold (345m ²). No other

	exceed 1,000 square metres;	building on the agricultural unit has been the subject of a change of use under Class R. As such, the cumulative floorspace would not exceed the 1,000 sq. metre threshold.
	c) The site does not form part of, a military explosives storage area;	The site is not, nor does it form part of, a military explosives storage area.
	d) The site does not form part of, a safety hazard area; or	The site is not, nor does it form part of, a safety hazard area.
	e) The building is not a listed or a scheduled monument.	As above, the building is not listed nor a scheduled monument.

Table 1: Assessment of the proposal against the GPDO requirements

- 3.2. Where the cumulative floor space of the building proposed to changed use under Class R exceeds 150 square metres, part R.3 requires the applicant to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required in relation to;
- i. transport and highways impacts of the development;
 - ii. noise impacts of the development;
 - iii. contamination risks on the site; and
 - iv. flooding risks on the site,

4. ASSESSMENT

HIGHWAYS CONSIDERATION

- 4.1. There is an existing, well-established and direct access to the site on/off the A429 which will continue to be utilised for the proposed commercial unit. This access is wholly within the applicants ownership.
- 4.2. As the tenant for the proposed unit already operates from the site, and there will be no intensification of use brought about by this application, there will be no material change in the level of use of this access point.
- 4.3. Vehicles are able to enter and exit the site in a safe manner in a forward gear, with sufficient space provided for turning, manoeuvring and parking.

- 4.4. There are no changes required to the current access arrangement to enable the proposals to take place.
- 4.5. It is therefore concluded that the proposals will not result in a reason to refuse the application on highways grounds, ensuring that there will not be an unacceptable impact on highway safety, nor will the residual cumulative impacts on the public road network be severe, in accordance with Paragraph 116 of the NPPF.

NOISE IMPACTS

- 1.1. It is acknowledged there are residential properties in the vicinity of the site (Crudwell Ct. Fm c. 70m south west of the subject site). However, it is considered that the change of use from agricultural to flexible commercial use would not adversely affect residential amenity in the area and would marginally benefit it, as the existing commercial use would be relocated further away from the house.
- 1.2. The proposed use is considered low key and has the benefit of already operating from the site in an alternate location. It has not given rise to any negative impacts in the locality in respect of noise. It is therefore considered this will not create any nuisance to the residents in the locality.
- 1.3. As a result, the proposals are considered to comply with paragraphs 187 and 198 of the NPPF, and will not create a noise nuisance.

CONTAMINATION RISKS

- 1.4. There are no intensive chemicals used at the site now or historically and there is no evidence or likely prospect of significant ground contamination. It is therefore unnecessary for any further investigations to be carried out in this regard. The building has only been used for agricultural equipment and food storage purposes and the proposed use is not susceptible to contamination.

FLOOD RISK

- 1.5. As illustrated on the map extracts below taken from the Environment Agency's flood risk assessment maps, the site is not susceptible to either river or sea flooding (LHS below), nor surface water, groundwater or reservoir flood (RHS below).



Figure 2: Flood Maps (source: Environment Agency)

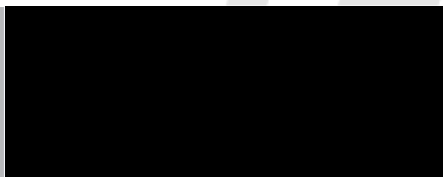
- 1.6. There is no history of flooding within the locality of the subject site.

5. CONCLUSION

The above has demonstrated that the proposals meet the criteria attached to Part R.1 Class R of Schedule 2, Part 3, of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the conditions, where relevant, attached to Class R. As a result, it is considered that prior approval of the authority will not be required to the change of use of the agricultural barn at Crudwell Court Farm to a flexible commercial use.

It is understood Class R merely permits the change of use of the building. It does not permit any material alterations or buildings operations to the external appearance of the building. As such, once the principle of Class R has been established through this prior approval process, the applicant will submit a separate application for any associated operational development to facilitate the change of use (such as new windows and doors, cladding etc.).

Yours sincerely



Rob Jones-Davies
Encs.