

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



31st March 2026

(Submitted online via the Planning Portal)

Dear Sir/Madam

PRIOR NOTIFICATION

APPLICANT: MR & MRS BROOKES

SITE: BARN FARM, FOXHAM, SN15 4NE

PLANNING PORTAL REFERENCE: PP-14797266

I have been instructed by Mr & Mrs Brookes to prepare and submit the enclosed prior notification of the intention to erect 1 agricultural building for the storage of agricultural equipment associated with the production of apples from the orchard as well as storage of equipment associated with the keeping of sheep.

In addition to this letter, the notification comprises the following:

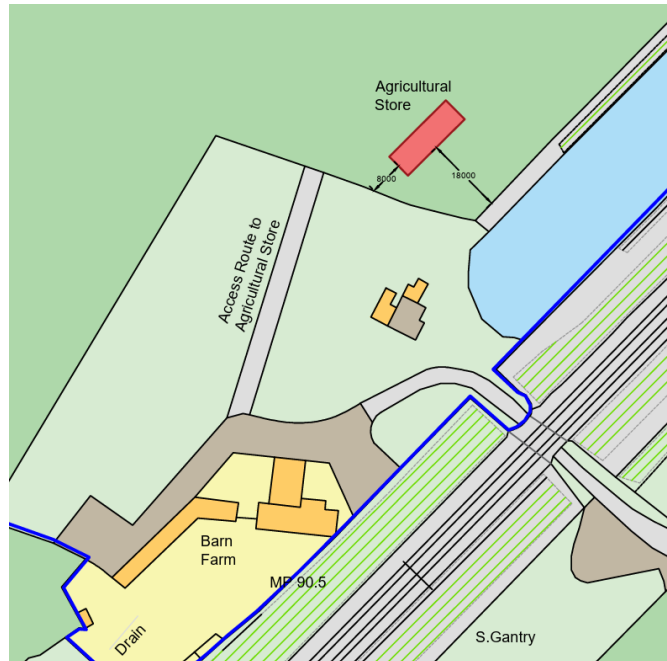
- Application form
- Location Plan
- Site Plan
- Proposed floor plans and elevations
- Land Registry title plan and register

Site Location

The proposed agricultural storage building is located to the north-east of Barn Farm Farmhouse, within an agricultural field forming part of an existing agricultural holding which extends to 28 acres / 11.34 hectares.

The surroundings are predominantly rural and the proposed location and siting of the agricultural building is shown below. The site is not within a Conservation Area, Green Belt and nor does it form part of a designated National Landscape.

Continued overleaf



Principle of Development

Schedule 2, Part 6, Class A of the GPDO (2015) (as amended) sets out permitted development rights specifically in relation to 'agricultural developments'. The legislation includes,

"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 options*

Which are reasonably necessary for the purposes of agriculture within that unit".

In this case the agricultural building is reasonably necessary for the storage of equipment directly required to manage the surrounding agricultural land which includes the keeping of sheep and also apple production from an orchard which has 60 apple trees.

The building will house the following essential equipment and machinery:

- X2 agricultural tractors
- X2 2m trailers

- Timberwolf woodchipper
- Gator Utility Vehicle
- Apple processing equipment
- Sheep Handling Equipment (hurdles/fencing etc)

There are no other existing buildings on the holding. The building is required for security reasons to protect equipment due to increased rural crime.

Given the necessity that has been established, Class A then sets out what types of development would not be permitted, and these are summarised in the table below:

Development is not permitted by Class E if:	Compliance:
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 is not to be carried out on a separate parcel of land.
b) It would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	The proposal is for a new building.
c) It would consist of, or include, the erection, extension or alteration of a dwelling;	n/a
d) It would involve the provision of a building, structure or works not designed for agricultural purposes;	The building has been specifically designed for agricultural purposes.
e) the ground area which would be covered by— (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations [F1] would exceed 1,000 square metres]; or (ii) any building erected or extended or altered by virtue of Class A [F2] would exceed 1,500 square metres],	The ground area of the building amounts to only 111.63q.m.
f) The height of any building, structure or works within 3km of the perimeter of an aerodrome would exceed 3 metres in height	The building is not within 3km of an aerodrome.
g) The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres	The building's ridge height is 3.7m.

h) Any part of the development would be within 25metres of the metalled portion of a trunk road or classified road	The building is more than 25m from 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;	No livestock, slurry or sewage sludge will be kept in the building.
j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	n/a
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	n/a – The building will not be used for storing waste from a biomass boiler or an 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 site is not within the curtilage of a scheduled monument.

Lastly, Class A sets out the conditions associated with the permitted development rights. These are summarised in the table below:

Conditions:	Compliance
A.2-(2) Subject to sub-paragraph (3), development consisting of the erection of a building ..is permitted by Class A subject to the following conditions -	-
a) The developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.	This letter includes consideration of siting, design and external appearance.
b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the	The application proposes the erection of a single-storey storage

site together with any fee required to be paid	building to be used for agricultural purposes. The submitted plans confirm the materials to be used are metal sheeting for the roof and timber cladding for the walls. The fee to be paid is £240.
c) the development must not begin before the occurrence of one of the following: (i) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required (ii) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval (iii) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination.	Noted and to be complied with.
d) where the local planning authority give the applicant notice that such prior approval is required, the applicant must: (i) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave notice to the applicant. (ii) where the notice is, without any fault or intention of the applicant, removed, obscured, or defaced before the period of 21 days has elapsed the applicant is treated as having complied with the requirements of that sub paragraph if the	Noted and to be complied with.

applicant has taken reasonable steps for protection of the notice, and, if needs be, its replacement.	
e) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out (i) Where prior approval is required, in accordance with the details approved (ii) Where prior approval is not required, in accordance with the details submitted with the application.	Noted.
f) the development must be carried out (i) Where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given. (ii) In any case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph d) (ii).	Noted.

With regard to paragraph a) referenced above, consideration must be given to siting, design and external appearance.

The proposed agricultural building measures 18.3m (l) x 6.1m (w) by 3.7m (h), with the eaves height at 3.18m. The siting of the building is located within an existing opening, with no hedgerow or tree removal necessary. It is also close to the existing access track allowing easy access on /off the agricultural unit for agricultural vehicles.

The design and external appearance of the building is functional and the timber cladding suits the rural, predominantly agricultural landscape. The metal sheet roofing is also appropriate and is a typical finish for many agricultural buildings.

Views of the building will be possible from the adjacent public footpath (shown in blue below) but given the predominantly rural character of the building, and the fact the footpath runs through farmland, it will not be an inappropriate addition.



The photograph below shows where the building is to be located and to the left the orchard with the apple trees is visible.



Overall, the design is functional and proportionate to its intended agricultural use, avoiding unnecessary bulk or urbanising features with the materials and finishes sympathetic to the setting and consistent with agricultural character.

Summary

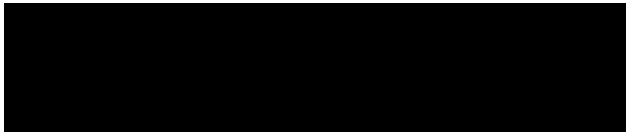
This letter demonstrates why the proposed agricultural building complies with the requirements set out at Schedule 2, Part 6, Class A of the GPDO and as a result is permitted development.

Consideration has also been given to the proposed siting, design and external appearance of the proposed agricultural building and it is therefore requested that prior approval can be given on these matters.

I confirm that the prior notification attracts a fee of £240 which my Client has paid directly to the Planning Portal.

If you require any additional information or would like to arrange a site visit, please contact me on the number below. Please note I am on annual leave until 13 April.

Yours sincerely



Charlotte Watkins BA Hons BTP MRTPI
Director – Chartered Town Planning Consultant

