

Prior Approval Statement

Gore Cross Farm, West Lavington, Devizes, SN10 4NB

Erection of Agricultural Building (Cattle Shed) – Class A, Part 6

22nd April 2026

Site and Agricultural Unit

The application relates to an established agricultural unit at Gore Cross Farm extending to approximately 4000 hectares.

The unit is actively farmed as a commercial agricultural enterprise, focused on cattle rearing and finishing. The proposed development is located within the existing farmyard complex, in proximity to established agricultural buildings and infrastructure.

Proposed Development

The proposal seeks prior approval for the erection of a steel portal-framed cattle shed for housing livestock.

The building dimensions are:

- Length: 36 m
- Width: 12.5 m
- Height to ridge: 7 m
- Ground area: 47 sqm
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The building will be constructed using:

- Steel portal frame
- Yorkshire boarding ventilated cladding
- Concrete Panels
- Fibre cement roofing
- Concrete floor

The form and materials reflect a typical modern agricultural building appropriate to its function.

Compliance with Class A Permitted Development

Agricultural Unit Threshold

The agricultural unit exceeds 5 hectares, and therefore benefits from permitted development rights under Class A, Part 6 of the GPDO.

Agricultural Purpose

The building is reasonably necessary for the purposes of agriculture, specifically:

- To provide appropriate housing for cattle
- To improve animal welfare and husbandry standards
- To facilitate efficient feeding, bedding, and management
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The scale of the building is proportionate to the operational needs of the holding.

Siting Justification

The building is located within the existing farmyard, which:

- Consolidates development and limits landscape impact
- Avoids encroachment into open countryside
- Enables efficient use of existing access, yards, and infrastructure

Design and External Appearance

The building has a functional agricultural design, characterised by:

- Simple form and massing
- Recessive grey colours
- Ventilated elevations

The proposal contains no domestic or non-agricultural features.

Compliance with Class A Limitations

The proposed development complies with all relevant limitations set out in Class A, Part 6, as follows:

Ground Area

- The building does not exceed 1,000 m² in ground area.

Height

- The building has a maximum height of 7 metres, which is below the 12 metre limit.

Proximity to Roads

- The building is located more than 25 metres from any metalled part of a trunk or classified road.

Aerodrome Safeguarding

- The site is not within 3km of an aerodrome]

Use Restrictions

- The building will be used solely for agriculture
- No part of the development includes or facilitates a dwelling
- The building is not for commercial, industrial, or equestrian use

Location Within Unit

- The development is located on land forming part of the agricultural unit and not on a separate parcel below 1 hectare

Protected Land / Designations

- The site is not within a designated area

Environmental Considerations

- The development does not constitute EIA development
- No significant environmental effects arise from the proposal

Amenity and Landscape Impact

Given its location within the established farmyard:

- There will be no material impact on neighbouring residential amenity
- Visual effects are limited and consistent with existing agricultural development
- The proposal integrates with the surrounding built form

Access and Highways

- The development will utilise the existing farm access
- No changes to the access arrangements are proposed
- Traffic movements will remain consistent with the established agricultural use

Conclusion

The proposed cattle shed:

- Is reasonably necessary for agriculture
- Complies fully with Class A, Part 6 permitted development rights
- Meets all relevant limitations, including:
 - Maximum height
 - Ground area
 - Road proximity
 - Aerodrome safeguarding
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- Has an appropriate siting and design

Accordingly, the proposal constitutes permitted development, and prior approval is sought in respect of siting, design, and external appearance only.