

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

22nd April 2026

Dear Sir/Madam,

Prior Approval for a Farm Track Under Schedule 2, Part 6 Class A of the General Permitted Development Order 2015 (as amended)

At: Grange Farm, Maiden Bradley, BA12 7HX

On behalf of our clients, we write to apply for prior approval for the formation of a farm track at Grange Farm, which is Permitted Development under Part 6, Class A of the GPDO 2015, subject to submission of an application for prior approval for the siting and means of construction of the track.

Site Description & Need

The site, now known as Grange Farm but previously also referred to as 'Yarnfield Manor', comprises at its core Grade II listed 'Grange Farmhouse' and its associated residential curtilage, and curtilage listed courtyard of former farm buildings – some disused and some in residential use.

Directly to the north east of the courtyard are two modern agricultural buildings, in agricultural use. The agricultural unit comprises these buildings, 5.48ha of open pasture to the north, currently used for grazing of livestock, and 7.8ha of open pasture to the south, currently used for grazing of livestock.

An agricultural holding plan is attached with agricultural land edged red, and other land in the Applicant's ownership edged blue.

The applicants purchased the holding in 2025 and are now putting the land into more productive use, with the 5.48ha to the north of Grange Farmhouse to be used for hay production. The proposed track running from the existing barns, around the edge of these fields and connecting to the public highway network to the north is reasonably required to facilitate the efficient management of the land for this hay production.

The holding of 13.28ha (5.48ha in this parcel) will be managed using mechanised operations including mowing, tedding, rowing, baling and the removal of bales. These operations all require repeated access by tractors and associated equipment, often within short weather dependant windows.

An edge of field access track will allow machinery to circulate efficiently without crossing and damaging the crop, will minimise compaction and rutting within the productive area, reduce risk of damage during wet weather conditions, whilst allowing distribution of the crop via the highway network to the north without mud being tracked onto the highway.

The track will utilise existing openings in hedgerows so that no hedgerow removal is required. The width is limited to 3.5m as the minimum necessary to accommodate the agricultural machinery whilst ensuring that the development remains proportionate to the use.



Figure 1 - Existing gap in northern hedgerow

The track will be of standard agricultural construction - basic 300mm sub-base, topped with 50mm of compacted MOT Type 1.

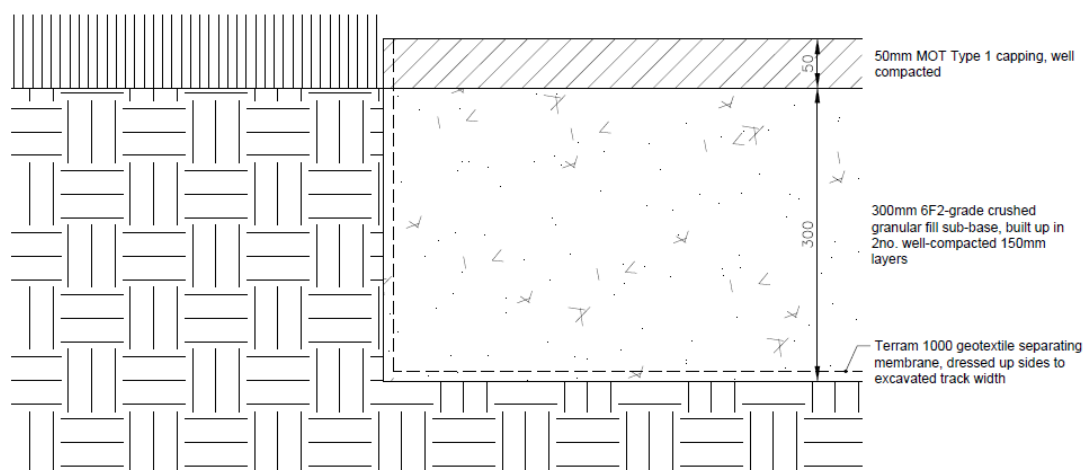


Figure 2 - Typical section through proposed track

GPDO Compliance

Development under Class A(b) is permitted subject to compliance with a number of listed criteria, as below.

Development if not permitted by Class A if:	Comment
(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;	This parcel of the unit is 5.48ha.
(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;	No such development is proposed.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	No such development is proposed.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The track is designed specifically 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 would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	N/A – there is no size limit in relation to farm tracks, as set out at Paragraph 115 Reference ID: 13-115-20180222 of the PPG, which states: <i>“There is no size or ground area limit on the extent of the farm track that can be developed.”</i>
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	Height would not exceed 3m.
(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;	Height would not exceed 12m.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	No part of the development would be within 25m of a classified or trunk 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;	Not applicable.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	Not applicable.

(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;	Not applicable.
(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.	No works to a building proposed and the site is not or within the curtilage of a scheduled monument.

I trust this is sufficient for you to determine the acceptability of the proposal, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Dan Roycroft BA(Hons) MA MRTPI

Director

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