

Planning and Design & Access Statement

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

Demolition of various agricultural buildings and erection of replacement buildings.

Revision A - 22/04/26

1. Introduction

Gore Cross Farm is part of a wider MOD tenancy and license on Salisbury Plain of over 4,000 hectares.

The applicants, the Collins family, have farmed on Salisbury Plain for decades and currently operate a significant livestock enterprise with over 1,400 head of cattle on the holding.

This statement is prepared by Tim Collins to provide context, support and justify the need for the proposals.

2. Existing Site

Gore Cross Farmyard is the single farmyard supporting the livestock enterprise on the holding.

Over winter between October and May each year, youngstock are housed in sheds within the farmyard, bedded with straw and fed organic silage & barley.

Unfortunately, several livestock sheds are old fashioned in layout and in poor condition with frequent roof & gutter leaks, broken up concrete flooring and inadequate ventilation.

The tight layouts slow down the feeding of the cattle, bedding up and mucking out of the sheds.

The lack of ventilation and dampness leads to a sub-optimal environment for housing cattle. In these conditions, cattle eat and grow less, pick up respiratory conditions like pneumonia and straw bedding spoils faster.

3. The Proposals

This application seeks to demolish some of the dilapidated sheds in the farmyard and replace with modern sheds improving animal welfare and business efficiency.

The proposals can be split into two main parts described as GXF016 and GXF032.

GXF016 involves the demolition of the existing building GXF016 and erection of a replacement shed on the same footprint.

GXF032 involves the demolition of GXF008 & GXF032 and replacement with a South extension & West extension to the existing straw shed.

4. Design Principles and Concepts

The GXF016 proposal would be on the same footprint as the existing building but built higher and with a clear span structure. The ridge would be 11.8m high enabling space for stacked straw storage.

The GXF032 proposal would also be on the footprint of the demolished buildings and external concrete yard areas. The West extension would match the form of the existing straw barn which was approved in [14/04323/FUL](#). The South extension would match and mirror the form of the North extension approved in [17/05681/FUL](#).

5. Use

The new buildings will be used for the housing of livestock and storage of straw.

6. Amount

In the GXF016 proposal, no new floorspace would be created as the replacement building would sit entirely on the footprint (1,408 m²) of the existing building.

In the GXF032 proposal, 1,115m² of floorspace would be demolished and 1,264m² created therefore in total an additional 149 m² of floorspace would be created.

7. Layout & Scale

In terms of layout, the replacement buildings are clear span enabling easy manoeuvre of modern machinery.

The scale of the GXF016 proposal is considered appropriate as the footprint is unchanged and the 11.8m height is suitable for an agricultural setting.

The scale of the GXF032 proposal is considered appropriate as the dimensions match the two approved applications [14/04323/FUL](#) and [17/05681/FUL](#).

8. Biodiversity Net Gain & Landscaping

Following consultation with the Local Planning Authority, the scheme has been amended to avoid any impacts on existing onsite habitats. In particular, the western extension of building GXF032 has been reduced in length from 18.3m to 9m.

As a result of this revision, no trees or other onsite habitats will be removed or affected by the proposed development.

The development therefore falls within the de minimis threshold (affecting less than 25m² of habitat), and Biodiversity Net Gain is not required in this instance.

Other than this amendment, the landscaping around the new buildings will remain unchanged.

9. Appearance

The GXF016 and GXF032 proposals are both designed to match the appearance of the existing farmyard buildings as follows:

Floors: Poured Concrete

Walls: Concrete panels and natural timber Yorkshire boarding.

Roofs: Grey fibre cement corrugated roofing panels

Gutters, gates, internal fence panels and feed barriers: Galvanised steel

10. Access & Drainage

All access would remain unchanged.

Surface water arising from the proposed development will be managed in accordance with the drainage hierarchy, with runoff directed to the site's existing surface water drainage system. The proposed building footprints are located on areas currently comprising existing buildings or hardstanding, and as such there will be no increase in impermeable area and no increase in surface water run-off rates compared with the existing situation.

Foul drainage is not required.

The development will therefore not increase flood risk on or off site.

11. Conclusion

The proposals at Gore Cross Farm represent a carefully considered and proportionate investment in the long-term sustainability of a well-established livestock enterprise that has operated on Salisbury Plain for decades.

By replacing outdated, inefficient and deteriorating agricultural buildings with modern, well-designed structures, the scheme will deliver clear and substantial benefits in terms of animal welfare, operational efficiency, health and safety, and environmental performance.

The development is firmly rooted within the existing farmyard, largely utilising established building footprints and hardstanding areas. It will not result in unacceptable landscape or visual impacts, nor will it alter existing access arrangements or increase surface water run-off. The scale, form and appearance of the buildings are consistent with the surrounding agricultural context and closely reflect previously approved developments on the site, reinforcing a coherent and functional farmyard layout.

Overall, the scheme supports the continued viability of an important rural business, aligns with national and local planning policies that encourage sustainable agricultural development, and results in clear functional and welfare improvements with no material harm. For these reasons, the proposals are considered acceptable in planning terms and should be supported.