

PLANNING DESIGN AND ACCESS STATEMENT

Application:	Erection of general purpose agricultural storage barn, laying of agricultural track, repositing of agricultural access and associated works.
Property:	The Rosiers, Wood Street, Clyffe Pypard, Wiltshire
Client:	Mr & Mrs Greenhaulgh
Date:	May 2026
Agent:	Christopher Cary MSc MRICS FAAV

1.0 INTRODUCTION

- 1.1 The purpose of this statement is to identify and detail on planning considerations in respect to the application above.
- 1.3 Accompanying Documentation:
 - a) Location Plan
 - b) Existing & Proposed Block Plans
 - c) Proposed Elevations & Floorplan
 - d) Ecology Survey & BNG Metric inc. Plan – Ellendale.

2.0 PROPOSED SITE INFORMATION

General

- 2.1 The Rosier's is located in Clyffe Pypard, a village location approx. 3.5 miles south of the town of Royal Wootton Bassett within designated open countryside.

Access / PROW's

- 2.2 The property is access directly off the council maintained highway.
- 2.3 A single public right of way crosses the land. The proposed development will not prevent this PROW from being walked.

Designations

- 2.4 The site lies outside of any flood risk areas according to gov.uk.
- 2.5 The site lies outside of any National Landscape including the AONB. The AONB lies approx. 750m to the south.
- 2.6 Heritage assets – the nearest listed building is No.3 Wood Street, located approx. 230m West of the proposed barn. There are no sight lines of the barn from the asset.
- 2.7 There are no scheduled monuments, SAC's or SSSI on or near the property.

3.0 PROPOSAL & APPLICATION REASONING

- 3.1 The Rosier's is an agricultural holding which extends to approximately 8.5 acres (3.44ha). The property comprises a dwellinghouse, garage and pastureland.
- 3.2 Currently, the land is not served by any agricultural buildings. My clients have recently purchased the property and plan to farm the land themselves. The previous owners rented the land out to a third party farmer and as such there was historically no requirement for agricultural buildings on site.
- 3.3 The applicants are applying to erect a modest agricultural barn with adjoining yard to service the holding, together with a new access track. There is an existing agricultural access into the property off the council maintained highway; this application seeks to slightly reposition and upgrade this access to enable access by modern agricultural machinery.

Scale / Construction of Barn & Yard

- 3.3 The proposed building will measure 18.29m x 9.14m (60' x 30'), comprising three standard sized agricultural bays. This scale is proportionate to the livestock numbers, fodder, and machinery storage requirements of the holding, as evidenced below under agricultural need. The adjoining yard will measure 18.29 x 5m.
- 3.5 The building is of modest height (as shown on the submitted drawings) to allow fodder to be stacked efficiently, thus reducing the floor area required whilst leaving space for livestock and machinery storage.
- 3.6 The building will be of standard agricultural construction, being steel portal framed with a fibre cement roof and timber clad to three elevations. The front elevation will be largely open for ventilation, with a roller shutter installed to one bay.

Scale / Construction of Track & Access

- 3.7 The track will be of standard agricultural construction. 200mm of topsoil will be stripped, a membrane will be laid, followed by 150mm of crushed stone and a 50mm layer of Type 1 stone.
- 3.8 The track will be finished flush with the existing ground level and allowed to naturally green over, ensuring it integrates into the surrounding landscape. The track will be constructed using permeable materials.
- 3.9 With regard to the repositioned agricultural access, the existing access is substandard and its current location results in a slope into the field due to the lie of the land. It is proposed that the access will be moved north by approximately 10m.
- 3.10 The new access will be constructed to appropriate radii, with a recessed gate to allow vehicles to exit the highway fully before opening. It will also incorporate a consolidated surface for the first 10m to ensure that loose material does not migrate onto the highway. Moving the access also results in slightly greater visibility splays also.

Agricultural Need

- 3.12 The applicants will produce hay upon the land during the summer to be stored on site to provide much needed fodder for their livestock over winter. Furthermore, the applicant shall be required to buy in straw for bedding which will also require weatherproof storage.
- 3.13 The applicants initially plan to purchase ewe lambs which will graze the land. They will then be put to the tup, with lambing to occur on site.
- 3.14 Lastly, the applicants require agricultural machinery to farm the land and produce fodder. This equipment requires weatherproof and secure storage on site.
- 3.15 For the avoidance of doubt, my clients have no other agricultural buildings available to them.
- 3.16 There is a clear agricultural need for a suitable agricultural barn to service the land:
- Animal Welfare – During adverse weather conditions, livestock require suitable shelter. During lambing season, sufficient internal space is required to provide a safe, warm birthing area. Lambs are best initially housed inside for a few days after lambing to ensure a strong maternal bond is developed. Outside lambing can result in higher mortality rates, which ultimately affects financial viability.
 - Fodder Storage – Weatherproof storage is required. When stored outside, fodder deteriorates and becomes unusable, resulting in wastage and affecting financial viability.
 - Machinery Storage – When stored outside, the lifespan of machinery is greatly reduced due to rust and resultant breakages, forcing more frequent replacement. This in turn affects financial productivity. Furthermore, rural crime can be an issue in more isolated locations and therefore a secure and lockable store is considered necessary.
- 3.17 In winter months, the land becomes waterlogged and impassable by machinery. The proposed track will allow access to the building throughout the year. A small area of hardstanding in front of the proposed building will allow machinery to manoeuvre and access each bay of the building without damaging the land in front.

4.0 PLANNING ASSESSMENT

- 4.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 4.2 At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006). I understand that presently there is no Made Neighbourhood Plan for Clyffe Pypard & Bushton.
- 4.3 Wiltshire Council are currently undertaking their Local Plan Review however it has recently been withdrawn further to the Inspector's recommendation. As such it has been given little weight given.
- 4.4 The National Planning Policy Framework (NPPF) 2024 as amended in Feb 2025 is the current national level policy document. This has been considered. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

5.0 PRINCIPLE OF DEVELOPMENT

- 5.1 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 5.2 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 5.3 The application site does not lie within any settlement and as such is located in the 'open countryside' for the purposes of the WCS. Development would need to rely on one of the exception policies as detailed within *Para 4.25 of Policy 2*. In case, 'Additional employment land' being CP34 & 'Supporting Rural Life' being CP48.
- 5.4 Agriculture is defined in Section 336 of the Town and Country Planning Act 1990 as:
- "agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;*
- 5.5 The buildings are being erected for the purposes of housing livestock, fodder and agricultural machinery. The development is considered to meet the above definition.

- 5.6 Core Policy 34 is the WCS's dedicated policy that deals with additional employment land. This policy states the following:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.

Where they:

- a. meet sustainable development objectives as set out in the policies of this Core Strategy and
- b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
- c. are supported by evidence that they are required to benefit the local economic and social needs and
- d. would not undermine the delivery of strategic employment allocations and
- e. are supported by adequate infrastructure.

- 5.7 The development is in line with ii. and complies with a. thought to e. above and is therefore compliant with CP34.
- 5.8 Even though CP48 does not specifically cover the erection of new agricultural buildings, it generally covers supporting rural life and looks to protect the countryside and maintain its local distinctiveness.

6.0 IMPACT ON NEIGHBOURING AMENITY

- 6.1 The proposed barn is located away from any third party dwellings, with the nearest being Apple Cart Barn, approximately 120m away. The closest residential property is The Rosier's itself, which is owned and occupied by the applicant. The location of the proposed building will allow the vendors to oversee the barn from their dwellinghouse.
- 6.2 The level of activity associated with the proposed development will be typical of a small agricultural holding and will not result in any material increase in noise, smell or disturbance beyond that already associated with the lawful use of the land.
- 6.3 As such, the proposal will result in no adverse impact upon neighbouring amenity.

7.0 IMPACT ON HIGHWAYS

- 7.1 There is an existing lawful agricultural access serving the land leading onto the council maintained highway. The proposed development will replace and reposition this access, moving it approximately 10m to improve its functionality and better reflect the lie of the land.
- 7.2 The access will be upgraded to a modern standard, incorporating appropriate radii and a recessed gate to allow vehicles to exit the highway fully before opening. The repositioning of the access will also result in slightly improved visibility splays to the right when compared to the existing arrangement. A consolidated surface will be provided for the first 10m to ensure that loose material does not migrate onto the highway.
- 7.3 The level of traffic associated with the proposed development will be typical of a small agricultural holding and will not result in any material increase in vehicle movements beyond the existing lawful use of the site.
- 7.4 The proposed development accords with the provisions of the National Planning Policy Framework, which states that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 115).
- 7.5 In this instance, the proposal will not result in any unacceptable impact on highway safety, nor will it give rise to any severe residual cumulative impacts.

8.0 IMPACT ON ECOLOGY

- 8.1 A Biodiversity Net Gain (BNG) assessment has been undertaken by Ellendale Ecology, which confirms that the site comprises primarily poor condition modified grassland and is species-poor in nature.
- 8.2 Given the limited ecological value of the site, the proposed development being the laying of hardstanding erection of barn will result in a low level of habitat loss. The post development site habitat creation will deliver a biodiversity net gain of 24.74% for non-linear habitats.
- 8.3 The proposal requires the removal of approximately 5m of existing hedgerow to create the new access. This has been assessed as being in poor condition and relatively species-poor. This is to be compensated via the planting with a native hedgerow to match within the old access with additional planting of standard trees. This will deliver a biodiversity net gain of approximately 24.74% for linear habitats.
- 8.4 As such, the limited loss of low value habitat is more than offset by the proposed mitigation and enhancement measures. The proposal will result in no significant adverse impact upon ecology and will deliver a measurable biodiversity enhancement.

9.0 IMPACT ON LANDSCAPE

- 9.1 The proposed development comprises a modest agricultural barn, access track and repositioned access within an established agricultural setting.
- 9.2 The barn is of standard agricultural construction and reflects the form and materials typically found within the rural landscape. The use of timber cladding will weather naturally over time, further reducing its impact upon the surrounding landscape. The scale and height of the building are modest and proportionate to the needs of the holding, ensuring it does not appear prominent or out of keeping with its surroundings. The building will also benefit from a natural backdrop of a mature hedgerow.
- 9.3 The site does not lie within the AONB, with the nearest designation located approximately 750m to the south. Given this separation distance, the modest scale and nature of the proposal and the mature hedge between them there will be a negligible impact upon the setting or character of the AONB.
- 9.4 The proposed track will be of a standard agricultural construction and finished flush with the existing ground level. It will be allowed to naturally green over, ensuring that it integrates into the field and does not appear as a visually intrusive feature within the landscape.
- 9.5 The repositioned access will be of a typical rural form and will sit comfortably within the character of the existing lane. The minor repositioning and upgrading of the access will not result in any adverse visual impact.
- 9.6 Overall, the proposal represents a small-scale agricultural development that is entirely in keeping with the character of the countryside and will result in no adverse impact upon the wider landscape.

10 CONCLUSION

- 10.1 The proposed development comprises a modest agricultural barn, adjoining yard, access track and repositioned access required to facilitate the ongoing use of the land for agricultural purposes. The applicants have demonstrated a clear and functional need for the building to support livestock, fodder storage and machinery associated with the holding.
- 10.2 The scale and design of the proposed development are proportionate to the needs of the holding and reflect standard agricultural construction, ensuring that it sits comfortably within the rural landscape. The proposal will not result in any adverse impact upon neighbouring amenity, highway safety, ecology or the wider landscape.
- 10.3 The development supports sustainable farming practices and accords with the relevant policies of the Development Plan, together with the overarching principles of the National Planning Policy Framework.