



PLANNING STATEMENT

Application:	Erection of a general-purpose agricultural building and construction of Agricultural Track and Yard in accordance with Sch 2, Part 6, Class A GDPO
Property:	Scotts Mill Farm, Tytherton Lucas, Chippenham, Wiltshire, SN15 3RH
Client:	Mrs C Hussein
Date:	May 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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1. Site Description & Background

Scotts Mill Farm extends to 28.66 acres and is predominantly pastureland. Previously, the land has been rented out to a grazier, however the applicant has decided to now take it back in hand.

There are no buildings servicing the holding meaning there is no storage for the fodder produced on the land, nor the ancillary machinery. Both the fodder and machinery, if stored outside, will weather and becomes unusable and the machinery lifespan will greatly reduce.

2. Proposal

- 2.1 It is proposed that the building will be used to store machinery in one bay, and the remaining bays will be used for hay storage.
- 2.2 The proposed building will measure 100ft (30.48m) x 50ft (15.24m) being of standard agricultural construction with cement fibre roof in anthracite with roof lights. The gables will be concrete panels up to 2m high with Juniper Green steel box section sheeting. Additionally, there are to be two roller shutter doors installed on both gable ends.
- 2.3 The building shall measure 14' (4.26m) to the eaves and 16.04' (4.88m) to the ridge.
- 2.4 The applicant would additionally like to construct a farm track to aid access to the field and proposed agricultural storage barn under Schedule 2, Part 6 Class A of the General Permitted Development Order 2015 (as amended).
- 2.5 The client would like to lay a hardstanding track to provide access to the proposed barn and field. Currently, any agricultural traffic would need to pass the house which is impractical and unsafe for pedestrians.
- 2.6 The proposed track will link up to the existing track and follow the hedgeline and then come out into the field, and down to the proposed location for the building. This will allow for traffic to not have to pass the house.
- 2.7 The track will be 5m (16'4) wide to allow access for modern large agricultural machinery and will measure approximately 156m long. The track will be of standard agricultural construction. Firstly, the ground will be stripped and initially a permeable membrane will be followed by 200mm of clean stone and 100mm of type 1 stone. The finished track will be level with the adjacent field. A yard surrounding the building, of similar construction to the track will also be implemented – as per the plan. This will be of modest size and is to allow for machinery to manoeuvre around the building without having to impact the grass.

Schedule 2 Part 6 Class A GDPO

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 operations,

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

The matter of reasonable necessity is addressed above under 'proposal'.

In addition, the willingness of the farming business to invest in the construction of the agricultural building demonstrates that it arises from a genuine agricultural need, directly connected to the operational requirements of the holding. The building is not speculative development but development that supports the efficient management of the holding.

The GPDO test is whether the works are ‘*reasonably necessary*’ for agriculture, not absolutely essential. In this case, the building plainly meets that threshold, providing clear operational benefits to the holding.

Development Not Permitted

Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) states that development on an agricultural unit that exceeds 5 hectares under class A will not be permitted where:

This proposal falls within the GDPO as detailed below in blue.

- 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 would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area;

- B) It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;

No development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

- C) It would consist of, or include the erection, extension or alteration of a dwelling;

It would not consist of any alteration of a dwelling;

- D) It would involve the provision of a building, structure or works not designed for agricultural purposes;

The building is of standard agricultural construction.

- E) The ground area which would be covered by any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres; calculated as described in paragraph D.1(2)(a) of this Part;

D.1(2)(a) – “Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development”;

The building extends to 464.51 square metres and as such is well under the 1,000 square metre limit.

- F) The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

We are not aware of any aerodromes within 3 kilometres of the site- the local council to confirm.

- G) The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;

The height of the proposed extension would not exceed 12 metres in height;

- H) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25 metres of 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;

The proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

- J) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;

The proposal would not involve excavations or engineering operations on or over article 1(6) land and is not connected with fish farming;

- 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.

The proposal would not be for storing fuel or waste from a biomass boiler or 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 erection of the building would not be carried out on land or a building that is, or within the curtilage of, a scheduled monument.

Planning Practice Guidance – Agricultural Track

Paragraph: 122 Reference ID: 13-115-20180222 of the Practice Planning Guidance states that "farm tracks may be developed, rearranged or replaced on both larger and small agricultural units under existing agricultural permitted development rights where they are reasonably necessary for agricultural purposes. The permitted development rights, set out in Class A and Class B of Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, include the conditions for developing farm tracks under these rights. There is no size or ground area limit on the extent of the farm track that can be developed."

We trust that you agree there is a clear agricultural need for the proposed building and track and that we have provided sufficient information to determine this application. Should you require any additional information or have any queries then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'CJ' or 'Cary', with a stylized, cursive script.

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