

Planning and Design & Access Statement

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

Erection of New Cattle Shed

28/05/26

1. Introduction

This statement has been prepared by Tim Collins in support of the proposed development and to explain the operational need and planning justification for the scheme.

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, livestock are housed within existing agricultural buildings at the farmyard, bedded with straw and fed organic silage & barley.

The application site is an area of hardstanding in the centre of the farmyard surrounded by other farm buildings.

3. The Proposal

This application seeks to erect a new livestock shed with an overall length of 36m, depth of 12.5m, eaves height of 4.5m and ridge height of 7m.

4. Design Principles and Concepts

The building is designed as a simple, functional and durable agricultural structure that reflects the character and appearance of the existing farmyard buildings, while providing modern livestock accommodation that promotes high standards of animal welfare, ventilation and operational efficiency.

5. Use

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

6. Amount

An additional 450 m² of floorspace would be created.

7. Layout & Scale

In terms of layout, the shed would be clear span enabling easy manoeuvre of modern machinery.

The scale is considered appropriate in the context of neighbouring buildings and the agricultural setting.

8. Biodiversity Net Gain & Landscaping

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.

The landscaping around the new building will remain unchanged.

9. Appearance

The proposals are 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 footprint is located on an area comprising existing 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 proposal represents 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.

The new modern, well-designed livestock shed 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, utilising established 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 building is consistent with the surrounding agricultural context.

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.