

+APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00722
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Little Middle Green Farm, Dauntsey, Chippenham, SN15 4JL
DEVELOPMENT DESCRIPTION:	The erection of a modern livestock building.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises an area of land partly scrub and partly hard-surfaced used in association with the farm business at Little Middle Green Farm. Middle Green Farm is situated in the parish of Dauntsey, south of the village of Lyneham. The farm comprises a farmhouse, a range of farm buildings and farmland extending in all to 74.95 acres. The farm partnership owns and farms additional land south of the M4 motorway and at Green Farm, Lyneham. The farm buildings at Green Farm, Lyneham were sold and demolished as part of a 200 unit residential development but the land retained.

The farmland is a mixture of arable and pasture and is utilised for the production of crops, fodder and the grazing of livestock. The farm business currently owns approximately 70 beef animals.

The existing farmyard extends to the east with open fields to the west and south. Directly to the north is the former site of a dwelling (Ketchii Villa) that had planning permission in 2018 (renewed from a 2013 application) for a replacement dwelling. However, the dwelling has been demolished and the 2018 permission has lapsed.

Little Middle Green Farmhouse, located approx. 100m to the northeast, is a Grade II listed building. No other notable landscape, ecology or flood risk constraints are present within or adjacent to the site.

PROPOSAL

The application seeks full planning permission for the construction of a modern livestock building for use in association with the existing farming business. It is to replace one of the previous agricultural sheds sold with Green Farm farmyard and to allow an expansion of the cattle beef rearing enterprise at Middle Green Farm.

The building would occupy a footprint of approximately 560 sq.m (36.8m by 15.3m) with heights of 5.5m to the eaves and 7.5m to the ridge. The building would feature timber spaced "Yorkshire" boarding walls, above a 1.8m high concrete base, natural grey cement roof sheeting with 10% GRP rooflights, all supported by a steel frame.

The proposed shed will allow a further 60 animals to be housed allowing the beef rearing unit to expand and spread existing fixed costs. No slurry will be produced. Farm Yard Manure is currently stored in the yard and spread over the wider holding.

The application also includes a strip of biodiversity net gain (BNG) planting running approximately 85m depth by 6m width located along an existing field boundary to the west of the proposed building. This is proposed to provide a net gain of 18.63% (0.03 units) in habitats through a total of 0.03 units of wildflower/other neutral grassland and mixed scrub.

PLANNING HISTORY

Reference No.	Description of Development	Decision
18/00515/FUL	Proposed dwelling & demolish existing dwelling. (previous planning approval REF 13/01554/FUL is being resubmitted).	Approved with conditions
N/13/01554/FUL	Replacement Dwelling (Ketchii Villa)	Approved with conditions
N/13/01287/FUL	Erection of hay store	Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 13 Malmesbury Community Area;
- Core Policy 48 Supporting Rural Life;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 55 Air Quality;

- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk.

Draft Wiltshire Local Plan

At Full Council on 19th May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The WLP has no material weight for the purposes of the application.

Neighbourhood Plan

The Parish of Dauntsey are currently not preparing a neighbourhood plan.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024).

ISSUES

The main issues that need to be addressed in this case include:

- The principle of the development;
- Design and Landscape Impact;
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CONSULTATION RESPONSES

WC Ecology: No Further Comments

Initial Comment “The submitted BNG metric was completed incorrectly and a revised metric is required”

No further comments following receipt of the corrected BNG metric. Informative to be added to advise of Wildlife and Countryside Act.

Dauntsey Parish Council: No objection

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Two responses to the public consultation (from one household) were received. Comments have been summarised as follows:

- Querying whether the application is for a large building that has already been constructed;
- Suggestion that farm traffic should not be permitted to use Olivemead Lane as it already serves a number of mixed-use properties and could be further damaged.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.

- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

NPPF para. 88a) states that LPAs should enable "the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings".

Assessment

The site is located within open countryside but is not considered to be a type of development that is inappropriate to the rural area. In any case, the site has clearly been used historically for farming purposes (appearing at various times to have been used as an external storage area, but less so in recent years).

The building would extend the adjacent built form of the farmyard, but this is not considered to be unacceptable in principle. It would also support the existing farm business within a working rural environment, which is considered to be a broad benefit.

Conclusion

With regards to the WCS and NPPF the principle of the development is acceptable.

Design and Impact on the Character and Appearance of the Site and Landscape

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

The new building would be taller than those within the adjacent yard but, this is primarily to ensure it can serve the modern farm machinery that is now used by the farming business. The overall scale, form and materials are consistent with modern rural barns and the building would be set within a working rural landscape where buildings of this type are more commonly encountered. Although taller than the adjacent existing farm buildings (albeit mostly of marginally smaller scale) the proposed materials would be consistent with the range of materials already present within the adjacent yard. It is not considered that any harm would occur to the character and appearance of the site and the distinctively working rural character of the area would be maintained.

The landscape surrounding the site is relatively flat, comprised of mostly arable and grazing land in large but irregular field patterns. Long-distance views would be somewhat limited by vegetated field boundaries and existing buildings. Some middle-distance and short range views of the building would be available. Most notably from the public highway at Brinkworth Road and Olivemead Lane to the south. As a new structure, taller than the adjacent barns, it would be a noticeable addition to the farm within wider views, but given the lack of concern over the design and the context within which the building would be visible, it is not considered that any adverse impact on the landscape character of the area would arise.

A condition can ensure the development is completed and maintained in accordance with the proposed materials.

Conclusion

The proposal complies with the aims of Core Policies 51 and 57 of the Wiltshire Core Strategy.

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council’s Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

The application site is approximately 100m to the west of the Grade II listed building at Little Middle Green Farmhouse. The setting of the listed building has been maintained as distinctively rural, due to its rural location and that it is adjacent to the farmyard that remains in use. The more modern areas of the farmyard extend away from the listed farmhouse and it is considered the significant area of the setting is contained to the farmhouse, its garden and the adjacent older farm buildings (now apparently in domestic use).

Due to the distance between the site and the Listed Building and presence of a number of existing farm buildings of vary ages within the intervening land the application site is not considered to be within the setting of the farmhouse. In any case, for the reasons stated above, it is not considered the development would be adversely impactful on the wider rural character of the site or surrounding landscape so the rural setting of the listed building would be retained.

Conclusion

No harm to the setting of the listed farmhouse would occur and the development complies with the aims of Core Policy 58 and the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment

The new building would increase the intensity of the farmyard use, but away from any existing neighbouring residential properties, the closest being 160m to the northeast and 145m to the northwest. Both of the closest neighbouring properties appear to be more closely associated with neighbouring farms than the application site so any day-to-day odour or disturbance from the new building is unlikely to be noticeable over and above the existing farming operations in the wider area.

In any case, the LPA understands that the adjacent farmyard is operational and already used for livestock welfare and manure storage/spreading. The new building would not significantly increase the use of the farmyard year-round with it being utilized for modern day farm machinery and for livestock welfare at various times through the year. As such, the LPA is satisfied that no harm to neighbouring residential amenities would be caused, over and above that of the existing situation.

Conclusion

No conflict with the aims of Core Policy 57 are identified.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Assessment

The new building is part of the expansion of an existing farming business already in operation. Whilst it may increase some use of the Little Middle Green Farmyard, it is not expected to give

rise to levels of additional traffic that would require mitigation. Third-party comments have suggested that Olivemead Lane should not be permitted for use by the farm but, this would be unreasonable given that the farm is long established and has gated access onto the lane. The majority of traffic would be reasonably expected to use the existing farmyard access from Brinkworth Road but there may be times (when livestock is being moved for example) when Olivemead Lane needs to be used, but this would be infrequent and mixed in with other vehicle movements associated with existing operations so unreasonable to attempt to restrict with planning conditions.

Conclusion

The LPA is satisfied that no harm to the safety or operation of the public highway in the vicinity of the site would occur and no planning control is therefore necessary.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The Ecology Team has reviewed the proposal and has no objections to the development. It was noted that the BNG metric had been incorrectly completed but, following submission of corrected BNG details no further comments were received.

The LPA is satisfied that the proposed BNG area is able to be delivered and will not require long-term management. As such, whilst the technical details will be agreed via discharge of the statutory pre-commencement condition, the LPA is satisfied that details can be agreed. Currently, the submitted metric suggest BNG of 18% can be delivered. The LPA considers that any BNG able to be delivered over and above the statutory 10% is a broad benefit of the development that weighs in favour of an approval.

Conclusion

No conflict with the aims of Core Policy 50 has been identified and the proposal appears able to deliver in excess of the statutory 10% BNG.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

The site is within an area at the lowest risk of flooding from all sources. The new building would increase impermeable surfaces so surface water run-off within the site and to directly adjacent land could be increased. The Applicant confirms soakaways would be used (as already in use within the adjacent yard) and building regulations will apply to ensure that the design is acceptable for the size of the new roof (including exceedance limits). The closest higher risk flooding areas are a significant distance from the site, and highly unlikely to be affected by any run-off associated with this development so the LPA considers that planning control of surface water drainage is unnecessary in this case.

Manure is proposed to be collected and spread across the wider farmland as per the existing situation.

Conclusion

No conflict with the aims of Core Policy 67 is identified.

PLANNING BALANCE AND CONCLUSION

The proposal is broadly compliant with relevant local and national planning policies in respect of design (scale, form, materials), landscape impact, residential amenity, heritage, highway safety, flood risk and drainage, ecology and biodiversity subject to the conditions recommended through the report.

The development would deliver clear benefits, including support of an existing food producing farm business and BNG delivery over the statutory amount which weigh positively in the overall planning balance.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Approved plans

The development hereby approved shall be implemented in accordance with the details of approved plan numbers and documents:

- Proposed Elevations & Floor Plan - 11360 - [G]-001 – A;
- Proposed Roof Plan - 11360 - [G]-002 – A;
- Site Layout Plan Scale 1:1250 (received by the local planning authority on 10th February 2026);
- Site Location Plan Scale 1:5000 (received by the local planning authority on 9th February 2026).

Reason: In the interests of proper planning and to define the planning permission.

3. Materials as per plans

The building hereby approved shall be constructed using the materials and finishes as detailed on the approved plans and shall be maintained in that state thereafter.

REASON: to ensure the distinctively rural character of the site and local landscape is preserved in accordance with the aims of Core Policies 51 and 57 of the Wiltshire Core Strategy.

INFORMATIVE NOTES

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

Wildlife and Countryside Act.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species

General Notes

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner’s consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.