

## **DESIGN AND ACCESS STATEMENT**

**Proposed steel portal framed building to be used as a general purpose store with concrete apron and associated works.**

**At**

**Fairholme Farm  
Lower Compton Road  
Cherhill  
Wiltshire  
Calne  
SN11 8RB**

**For**

**- C P FARMING LTD -**

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**1. Introduction**

BK Grain Handling Engineers is a privately-owned company, established in 1981, specialising in the design, handling, processing, and storage of all harvested crops. We operate out of our own premises in Froxfield, Nr Marlborough in Wiltshire.

BK Grain offer a wide range of processing and storage solutions from the average, small proposals to full sized, major green field projects. We have our own 'in-house' design team who can offer advice and assistance towards the planning application process. We have our own team of installation and electrical engineers along with a NEBOSH qualified Health and Safety Adviser who is a technical member of IOSH and an associated member of the Association of Project Safety.

**2. Overview**

This application is for the construction of a steel portal framed building measuring 11.59 metres to the ridge and 8.5 metres to the eaves with a single storey lean-to on the northern elevation measuring 6.10 metres to the ridge and 4.5 metres to the eaves.

The proposed site has been carefully considered for development, situated within close proximity to the farmland in the local vicinity at Manton Down.

The building has been designed to be in keeping with the character of the local landscape with plastisol coated steel cladding on the north and east sides in olive green (12-B-27) a dark and non-reflective colour that will mitigate the building into the local landscape. The south and west sides of the building will be timber clad, with the cladding left to weather naturally.

Our client proposes to further mitigate the view of the building into the landscape setting with a landscape planting plan. See Landscape Mitigation Strategy (WHL-2098-05).

### **3. Background**

Since a recent land swap, which resulted in an increase in land but a decrease in storage facilities, CP Farming have become in ever increasing great need of a new storage facility.

Our client has tried to find a suitable location on land at Manton and West Overton but each time the local council objected, due to the sensitivity on the National Landscape, and they were advised finding alternative less impactful locations.

CP Farming's decision to develop the land at Fairholme has been made in response to this advice. The proposed building is in the most centrally viable location available, on land under ownership of the applicant, that does not have a negative impact the National Landscape.

Two prior approval applications have been submitted for this site and, although they were feasible from a landscape perspective, they did not meet permitted development rights. Therefore, a full planning application is now being proposed at this site.

### **4. Planning**

This statement has been prepared in accordance with article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of CP Farming Ltd (the applicant) and is submitted in support of a planning application for the '*Proposed steel portal framed building to be used as a general purpose store with concrete apron and associated works.*' at Fairholme Farm, Lower Compton Road, Cherhill, Wiltshire, Calne SN11 8RB (the site).

This application will be supported by the following documents:

- 2528P-R2-101-R1-Site Location Plan
- 2528P-R2-201-General Arrangement
- Landscape and Visual Appraisal by WH Landscape (25.2098) March 2026
- Landscape Mitigation Strategy by WH Landscape (WHL-2098-05) March 2026
- Ecological Appraisal Report (T-1239/001) January 2026
- Biodiversity Net Gains Assessment, Metric calculation and accompanying report (T-1239/001) March 2026

### **5. Planning History**

#### **PL/2025/08548. Prior Approval Notification.**

Steel portal framed building to be used as a general purpose store. Refused 27 Oct 2025.

#### **PL/2025/03442. Prior Approval Notification.**

Steel portal framed building to be used as a general purpose store. Refused 07 May 2025.

Both applications were refused for the following reason:

*'The proposed development fails to meet the terms and conditions of Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) and does not constitute permitted development, since the proposal consists of the erection of a building on an established agricultural unit where development under Class Q of Part 3 has been carried out within a period of 10 years. Express planning permission is therefore required and any attempt to build the proposed development without the grant of such a permission would be a breach of planning control.'*

Despite this technicality, the above planning applications received positive feedback from the consultants and the Case Officer advised that if the proposal had been considered under Permitted Development rights, it would likely have been deemed acceptable.

**ENQ/2024/00966. Pre App.**

1,013sqm steel portal framed building with 66sqm lean too to be used as a grain store together with 20m concrete apron, 3m hardstanding perimeter and associated landscaping. Negative response.

*'The site proposed for the grain store appears to be more sensitive than the site of the previous application in terms of its relatively central position within the World Heritage Site, proximity to a number of Scheduled Monuments and The Ridgeway, as well as in terms of requiring access directly from the A4.'* N. Clark, Senior Planning Officer. 27/11/2024.

**PL/2024/01824. Full Planning.**

Proposed 1,080 sqm steel portal framed building with lean too to be used as a grain store together with 720 sqm concrete apron, 1,503 sqm hardstanding area and associated landscaping. Withdrawn 21/05/2024.

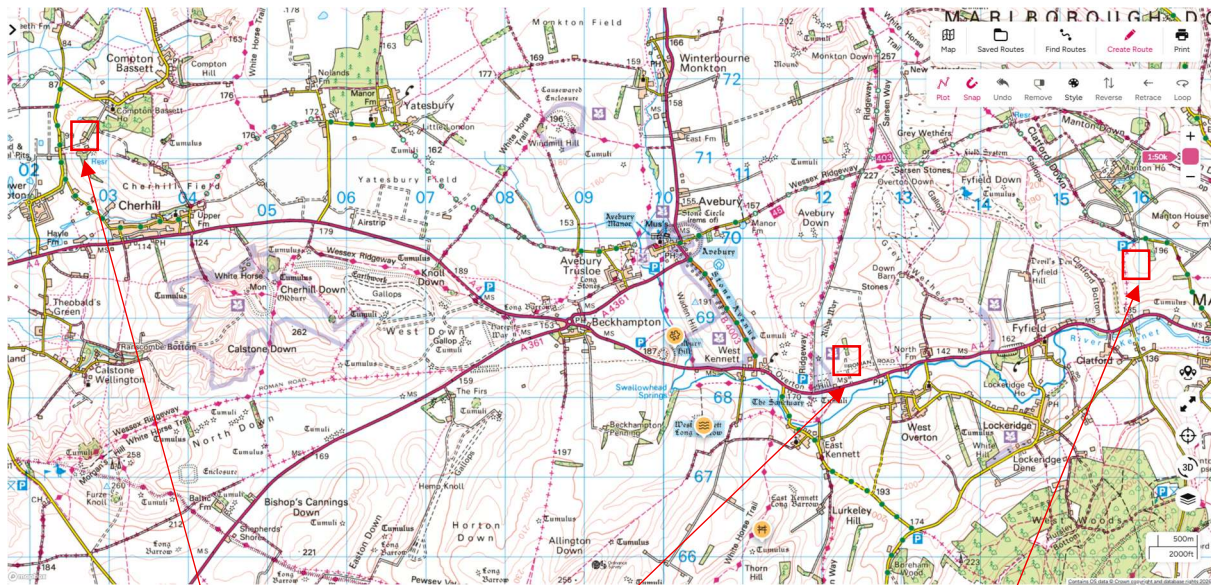
This application was strongly objected to by the local council due to its highly sensitive visual impact on the National Landscape.

**PL/2023/11128. Prior Approval Notification.**

Steel portal framed building to be used as a grain store. Withdrawn following advice from the planning officer.

*'my conclusion is it is inherently not PD. This is because paragraph D.1(2)(a) requires me to consider whether the cumulative area of the proposed development and anything else 'being provided' is more than 1,000sqm. In this case, although the building would be 984sqm, the plans also include a substantial area of hardstanding and a track that tip the balance far in excess of the threshold.'* Steve Tapscott, Planning Officer 04/01/2024.

Figure 1: Planning Applications submitted by CP Farming Ltd

**Fairholme**

**PL/2025/08548.** Prior Approval  
Refused 27 Oct 2025.

**PL/2025/03442.** Prior Approval  
Refused 07 May 2025.

**West Overton**

**ENQ/2024/00966.** Pre App.  
Feedback 27 Nov 2024

**Manton**

**PL/2024/01824.** Full Planning.  
Withdrawn 21 May 2024.

**PL/2023/11128.** Prior Approval.  
Withdrawn 04 Jan 2024.

**6. Location**

The proposed site is located on land at Fairholme Farm, to the north-west of the village of Cherhill. The site is located in Wiltshire within the North Wessex Downs National Landscape.

**7. Construction & Design**General Purpose Building with Lean Too

Building 48.321m long x 24m wide x 8.5m to eaves with a ridge height of 11.592m. Lean Too 9.333m long x 7.262m wide 4.5 meters to the eaves with a ridge height of 6.10 metres.

The building will be of steel portal frame construction. The roof will be cladded with Profile 6 fibre cement sheeting, colour Farmscape anthracite. The north and east elevations will be cladded with plastisol coated steel sheeting, colour: olive green 12-B-27 and the south and west elevations will be timber clad. The lower part of the walls will be formed from concrete panel walling which will be natural in colour. These colours are dark and non-reflective, which will help to integrate them into the existing landscape and reduce the potential visual impact. These materials have been chosen to match the existing buildings on the site.

The building has been sited to fall in line with the existing buildings so that the appearance from the road will be virtually unchanged. The sides visible from the road have been clad in a more sensitive material, natural timber that will weather naturally and blend in behind the screening of trees.

The proposed building has been designed to make best use of its solar aspect in an exposed area with a south facing roof. Passive solar gain has been incorporated into the design of the building with 50% solar panels.

## **8. Access**

The access to the site is gained from the existing track that connects the site to Lower Compton Road. Access to the buildings will be gained through roller shutter doors and personnel doors on the gable end. The roller shutter doors have been designed to be 7 metres in height to allow larger modern day farm vehicles to access the building.

There will be a 360 sqm concrete apron in front of the barn for large vehicles to manoeuvre while loading and offloading. The concrete apron area and proposed hardstanding roadway are considered necessary to allow vehicles to safely access the site and to provide an area for agricultural vehicles to turn in front of the buildings.

The hardstanding around the building will ensure the entire perimeter can be accessed, to allow the periodic maintenance that will be required.

## **9. Landscape**

Landscape and Visual Appraisal by WH Landscape (25.2098) March 2026.

## **10. Tree Protection**

Landscape Mitigation Strategy by WH Landscape (WHL-2098-05) March 2026.

## **11. Ecology**

Ecological Appraisal Report (T-1239/001) January 2026

Biodiversity Net Gains Assessment, Metric calculation and accompanying report (T-1239/001) March 2026

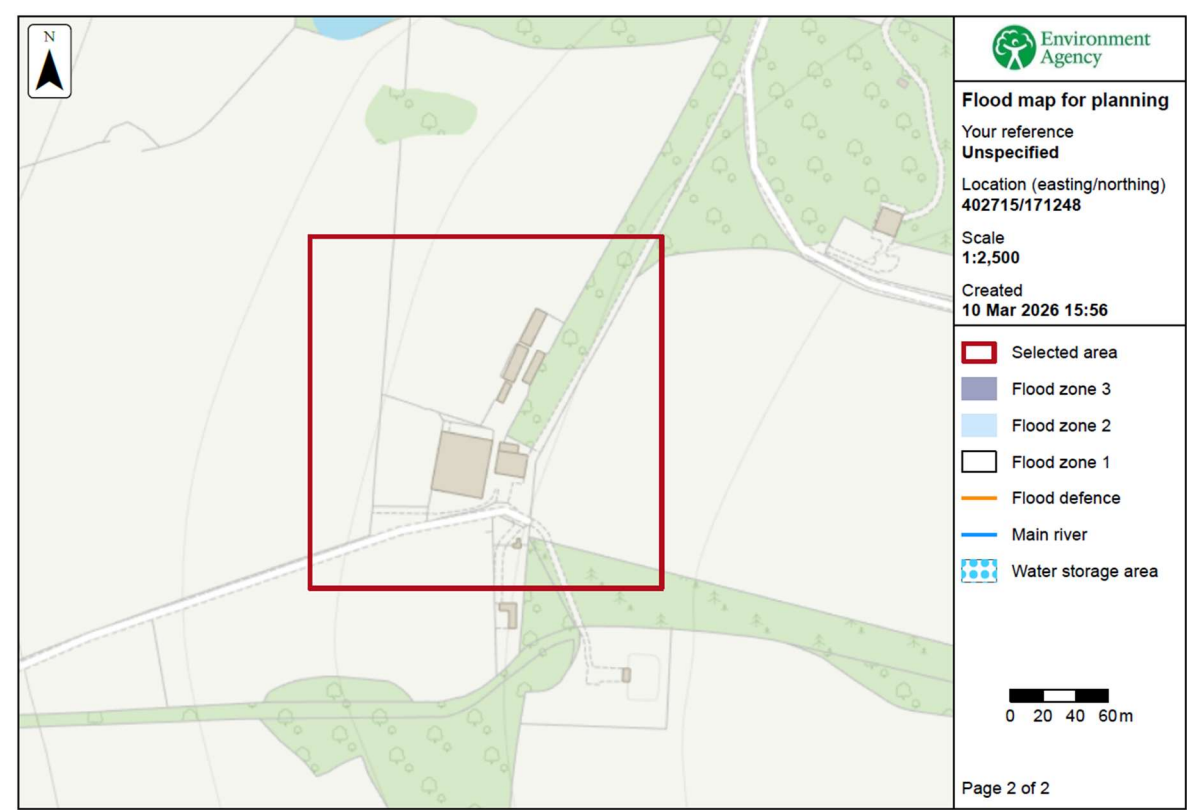
## **12. Flood Risk Assessment**

A flood map for planning was created on 10<sup>th</sup> March 2026. The location is in flood zone 1, an area with a low probability of flooding.

The site was not flagged as needing a flood risk assessment as it does not meet the following criteria:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling).

Figure 2: Flood Map for Planning



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