Bourne Valley Associates Ltd

Planning Statement

For

A new agricultural building under an Application for Prior Notification of proposals under Schedule 2, Part 6

of

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

At

Crofton Farm, Crofton, Marlborough, Wiltshire, SN8 3DW

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1. Introduction

This statement accompanies and supports an application made to Wiltshire Council seeking prior approval for a new agricultural building to be undertaken under Permitted Development rights. The application relates to a proposed new agricultural welfare building at Crofton Farm, Crofton. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mawley Hall LLP who owns the farm and its associated agricultural land which is managed by Mr Benedict Bull.

The proposal is considered, by the applicants and ourselves, to be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015[1] (GPDO). Under Schedule 2, Part 6 of that Order[1], the details of the proposals need to be set out to the local planning authority, which then has 28 days to determine whether prior approval is required. Amendments to the GPDO now allow up to 1,500m² of cumulative agricultural development within a period of two years on an established agricultural unit, subject to the relevant limitations and conditions. The new building is proposed to cover 102m^2.

In this statement, we review only those aspects that are covered by the Order, including those that can be influenced by the local planning authority. Accordingly, we have not provided a full review of the development against policy that we would normally do in respect of planning applications. We thus principally consider whether the proposal complies with the terms and conditions as set out in Class A of Part 6, Schedule of the GPDO: whether the siting, design and external appearance of the proposed development is acceptable and whether we have provided enough information to enable the local planning authority to assess the proposed development against the criterion within the GPDO.

[1] Hereafter referred to as the GPDO.

2. Site Context

2.1. Agricultural holding and site location

Crofton Farm is located in Crofton within a countryside location. Figure 1 shows the application site's geographical context. The location plan is formally submitted as Drawing 05540-00-H, Sheet 01.

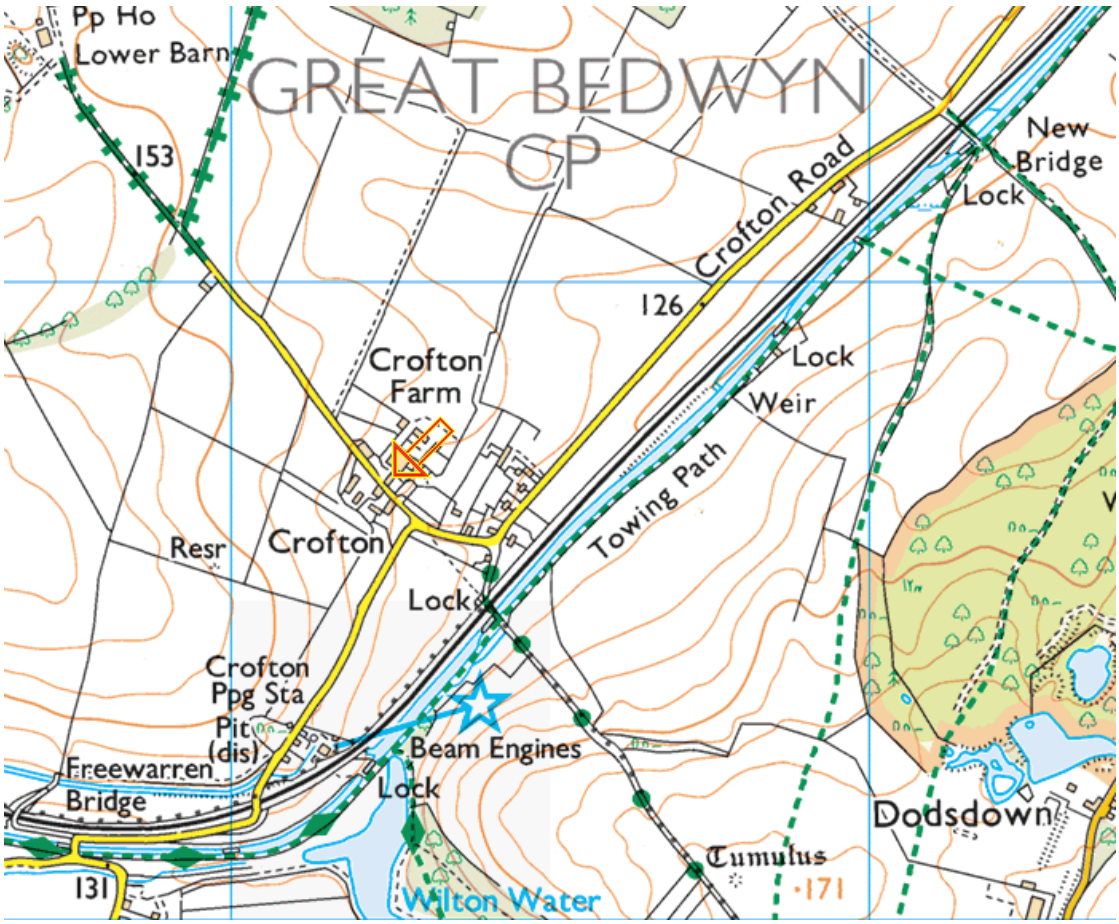

Figure 1 – Proposed Building Location

The farming estate to which Crofton Farm is part of consists of 500 acres (202 Ha). This land is actively farmed in use for agriculture (as defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as *'land in use for agriculture and which is so used for the purpose of a trade or business'.* The Location Plan shows that all the surrounding land is owned and used as the agricultural unit shown in Blue, which is well over the required 5ha, as required within the GPDO for the erection of new agricultural buildings. The proposed building is not located on a separate parcel of land smaller than 1ha. (Again defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as ' *agricultural land which is occupied as a unit for the purposes of agriculture, including –*

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or

(b) any dwelling on that land occupied by a farmworker;

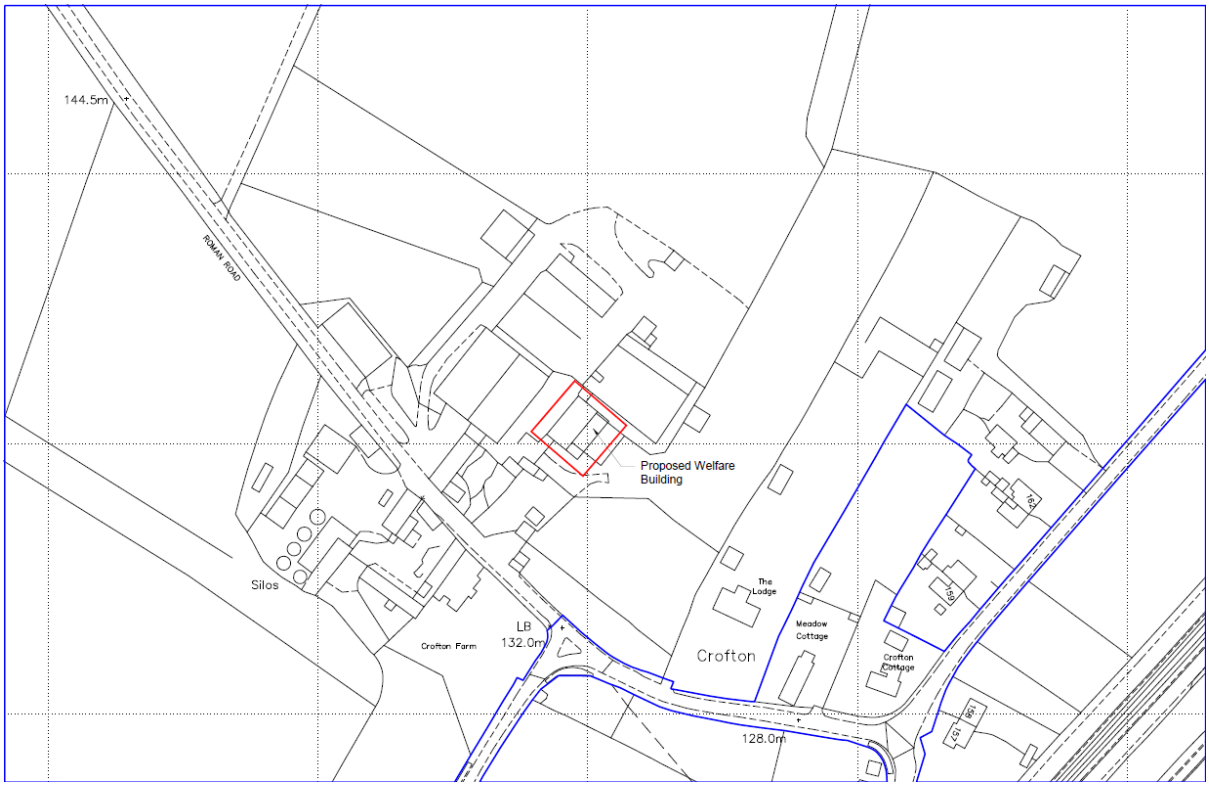

Figure 2 - Agricultural Holding

Figure 2 above, is a clip of the Location Plan showing the land owned by the applicant in blue. The estate ownership is wider than the plan allows for, and amounts to approximately 500 acres (202Ha). This plan has also been submitted as a separate document to support the application. Figure 3 below, is an aerial photograph of the site, showing its relationship with the surrounding agricultural land.

The holding is actively farmed and is used primarily for the cultivation of cereal crops. The agricultural enterprise generates significant volumes of grain annually and requires suitable buildings for the welfare of grain, agricultural machinery and associated equipment necessary for the effective operation of the holding.

The proposed building forms part of the ongoing management and improvement of the agricultural unit and is required to provide modern welfare accommodation for staff who work on the farm. Existing buildings on the holding are limited in capacity and condition and are not capable of accommodating the operational needs of the farm in the long term.

The development therefore represents a necessary improvement to the operational infrastructure of the agricultural unit.

Figure 3 - Aerial photograph of the proposed site

2.2. Need for the Development

The proposed building is reasonably necessary for the purposes of agriculture on the holding.

The scale of the farmed area and the nature of the arable enterprise currently employs a significant number of staff. Modern agricultural operations require buildings and facilities that are capable of accommodating staff for the purposes of staff welfare. Providing clean, dry and secure areas, toilets, a canteen and shower facilities.

Existing buildings on the holding are either limited in size or in poor structural condition and are not suitable for modern agricultural welfare requirements. The proposed building will therefore allow the continued efficient operation of the agricultural enterprise and will support the ongoing viability of the farm.

The building will be used solely for purposes reasonably necessary for agriculture within the unit.

2.3. *Planning History*

K/31844	The erection of a dutch barn, salvaged from Manor Farm, Great Bedwyn.	Approved 1995
K/43680	Erection of new cattle building.	Approved 2002
K/55157/F	Erection of new youngstock/dry cow building	Approved 2006
16/10145/APD	Construction of metal demountable tank for storing biofertiliser.	Approved 2016
PL/2025/09538	Agricultural storage building	Prior Approval Not Required 23/12/25
PL/2026/00656	Agricultural farm office building	Prior Approval Not Required 24/02/26
PL/2026/01719	Agricultural storage building	Prior Approval Required and Refused
PL/2026/02490	Agricultural welfare building	Prior Approval not Required

There have been three permitted development applications at the farm within the last two years which together comprise 1,146m² of agricultural buildings.

Under the GPDO the cumulative amount of agricultural development permitted within 90 metres of the proposed building within a two-year period must not exceed 1,500m².

The proposed building has a footprint of 102m², meaning the cumulative total would be 1,248m², which remains comfortably within the permitted 1,500m² limit.

3. Siting, Design & External Appearance

3.1. Design - amount and scale

The dimensions of the proposed agricultural building are shown in the Floor Plan and the Proposed Elevations Drawing 05540-02-A Sheet 02. The building will be an extension the existing building 13 on the site, consisting of a steel portal-frame with a steel profile roof sheets. A typical agricultural form and constructed using materials commonly used for modern farm buildings. The proposed building is positioned within the existing farmstead area and in close proximity to other agricultural buildings associated with the holding.

Locating the building within the established cluster of farm buildings ensures that the development reads as part of the existing agricultural complex rather than as an isolated structure within the wider countryside. This siting is operationally efficient and minimises visual impact when viewed from the surrounding landscape.

The siting has also been selected to allow convenient access from existing farm tracks and to allow the efficient movement of machinery between the building and the surrounding farmland.

The agricultural building will have a footprint of 102m^2. The building will be adjacent to existing building 13.

The proposed building will comprise a simple rectangular structure measuring 18.5 metres in length and 5.5 metres in width. The eaves would be 2.7m high with height to the ridge being 3.3m.

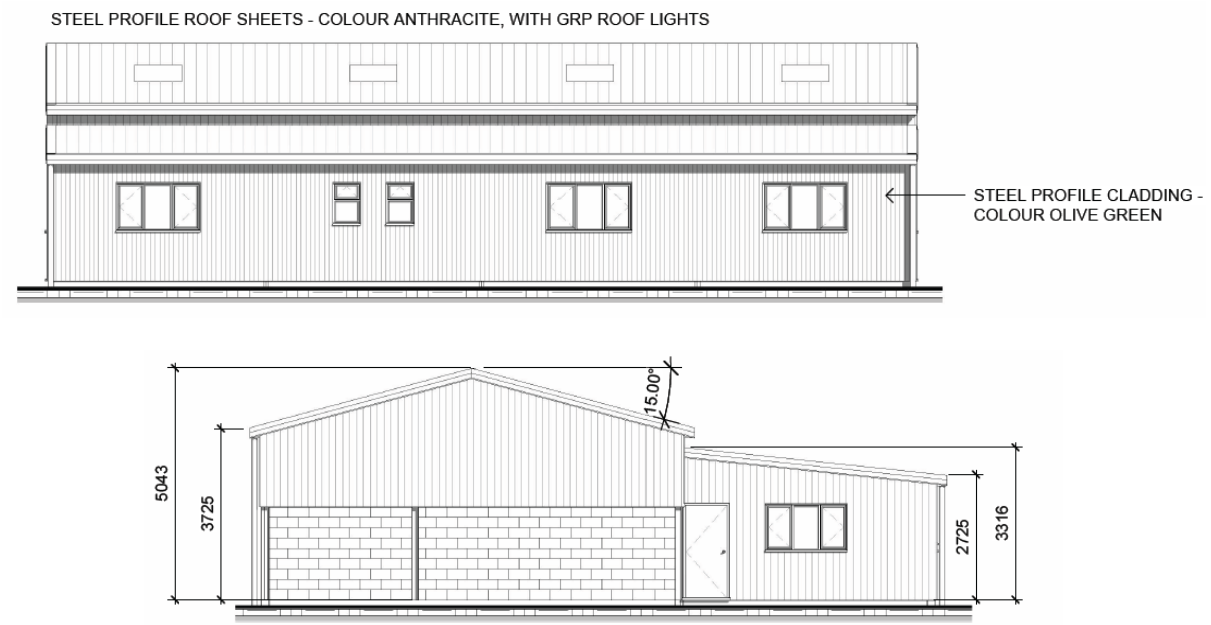

Figure 4 - Proposed Plans

There are 'protected buildings' (permanent buildings which is normally occupied by people or would so be occupied, if it were in use for purposes for which it is designed) within 400m of the proposed building, however this building is not proposed to be for livestock nor welfare of slurry or sewage sludge.

3.2. Siting

The proposed layout for the agricultural building can be seen in the proposed Block plan, see Drawing 05540-00-H, sheet 02. It shows the position of the proposed building sited sensitively in close proximity to the other built form within the site for screening.

Figure 5 - Proposed Site Plan

The land in which the new building is proposed has no designations such as Conservation Area/Nature Conservation/Tree Preservation orders however it is within the AONB/National Landscape.

3.3. External Appearance

The new building will be constructed of materials typical of agricultural buildings, which are 'fit-for-purpose' in terms of design and appearance. The walls will be steel profile colour Olive Green and the roof will be steel profile colour anthracite grey.

3.4. *Landscape impact*

The site lies within the North Wessex Downs National Landscape (formerly AONB). The landscape designation is recognised and the siting and design of the building have been carefully considered in this context.

The proposed building will be located within the existing farmstead where built development is already present. As a result, the building will be viewed in the context of the established agricultural complex rather than as a new isolated structure within the open landscape.

The scale, form and materials of the building are typical of agricultural development and are appropriate to its rural setting. The use of subdued agricultural cladding and fibre cement roofing will reduce visual prominence.

Given the relationship of the proposed building to the existing farmstead and the agricultural character of the surrounding area, the development will not materially harm the character or appearance of the National Landscape.

4. *Access*

4.1. Site Access

The development will utilise the existing farm access and internal farm tracks that currently serve the agricultural unit.

4.2. Traffic movements

The proposed building will support the existing agricultural use of the land and will not result in any material change in traffic movements beyond those normally associated with the operation of the farm. No new access points are required and the existing access arrangements are considered adequate to serve the development.

5. *Lighting*

There is no lighting required for the proposed building.

6. *Drainage*

The drainage at the site will not be altered from the existing situation. The application site lies in Flood Zone 1 and is thus not subject to a flood risk assessment because the proposed works are below the threshold for assessment, and the site is well away from rivers or streams. The underlying geology is chalk, which provides excellent soakaway drainage.

7. *Planning Policy*

The application is submitted as a Prior Notification under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development falling within this class constitutes permitted development subject to compliance with the limitations and conditions set out within the GPDO. The role of the Local Planning Authority is therefore limited to determining whether prior approval is required in respect of the specified matters set out within the GPDO, including siting, design and external appearance.

This statement demonstrates that the proposed development complies with the relevant limitations and conditions of Class A. In order to summarise our interpretation of the accordance of the proposals with these criteria, Appendix A is set out in a simple table.

There are no conflicts with the criteria. The works are clearly "reasonably necessary" for agriculture, and they relate to the activities at Crofton Farm only.

8. *Conclusion*

Some of the existing agricultural buildings at Crofton Farm are in poor condition and are not suitable for modern agricultural welfare requirements. The proposed agricultural building is required to support the ongoing operation of the established agricultural unit at Crofton Farm.

The development complies with the relevant limitations and conditions of Schedule 2, Part 6, Class A of the GPDO and is reasonably necessary for the purposes of agriculture within the holding.

The building is appropriately sited within the existing farmstead, will utilise existing access arrangements, and will be constructed using materials typical of agricultural development.

For these reasons, the proposed development represents permitted development and the applicant respectfully requests that the Local Planning Authority confirms that prior approval is not required.

Appendix A – Summary of compliance with GPDO, Part 6, Class A

Is the farm unit over 5ha in area?	*YES – over 500 acres (202Ha)*
Is the building reasonably necessary for agriculture?	*YES, see rationale in statement for welfare*
Is the proposal on a separate parcel of less than 1 ha?	*NO the proposed land to which the new building relates is centrally located within the agricultural holding*
Does the building satisfy agricultural needs for this unit only?	*YES. It will be used to for staff welfare*
Has development under Class Q or Class S of Part 3 been carried out on the established agricultural unit within the previous 10 years?	*NO*
Have other works taken place in the last 2 years within 90m of the proposed development that exceed 1500m2?	*NO*
Do the works relate to a dwelling or non-agricultural use?	*NO*
Would any works or structure for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A exceed 1500 square metres?	*NO*
Is there an aerodrome within 3Km?	*NO*
Is the height of the building over 12m?	*NO*
Is the development within 25m of a trunk or classified road?	*NO*
Would the building be used to accommodate livestock, or for the welfare of sewage or slurry and within 400m of a protected building?	*NO*
Is the proposal associated with fish farming?	*NO*
Would the building be associated with biomass production/welfare or for anaerobic digestion	*NO*