

Planning Statement

Prior Notification Application under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Proposal: Agricultural Straw Storage Building

Location: Chisbury Lane Farm, Chisbury, Great Bedwyn, Marlborough

1. Introduction

This statement accompanies a Prior Notification application for the erection of an agricultural straw storage building required to support the existing dairy enterprise at Chisbury Lane Farm.

2. Site Information

- 2.1 Chisbury Lane Farm is an established commercial dairy farm comprising approximately 128 hectares, operating as a well-established agricultural unit.
- 2.2 The farm supports a herd of approximately 240 autumn-calving dairy cows, together with around 140 youngstock. During the winter months, all milking cows and bulling heifers are housed in cubicle accommodation bedded on milled straw, whilst calves are loose housed using deep straw bedding.
- 2.3 The dairy enterprise has a substantial annual requirement for straw to provide clean, dry bedding throughout the housing period. At present, straw is stored externally in stacks covered with protective sheets. This method of storage has become increasingly inefficient and costly, as the sheets are frequently damaged during winter weather, allowing moisture to penetrate the bales and resulting in significant wastage.
- 2.4 The provision of a dedicated covered straw storage building will enable the farm to safely store straw in a dry condition throughout the winter, improving animal welfare, reducing waste, improving operational efficiency and ensuring a reliable supply of quality bedding for the livestock.

3. The Proposal

- 3.1 We wish to erect a new straw storage building on the existing hardstanding immediately adjacent to the existing farm buildings. It will utilise the existing farm access and circulation routes within the farmyard.

- 3.2 The proposed development complies with the provision of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3.3 Below, we have outlined in detail how it meets the criteria set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Agricultural Unit

The proposed building is located within Chisbury Lane Farm, an established agricultural unit extending to approximately 128 hectares. The holding significantly exceeds the minimum threshold of 5 hectares required under Class A.

Agricultural Need

The proposed building is reasonably necessary for the efficient operation of the existing dairy enterprise. The farm supports approximately 240 autumn-calving dairy cows together with 140 youngstock, all of which require significant quantities of straw bedding throughout the winter housing period.

At present, straw is stored externally beneath protective sheets. This method of storage results in weather damage, deterioration in straw quality and unnecessary wastage, whilst also increasing operational costs through the regular replacement of damaged covers.

The proposed building will provide secure, weatherproof storage, ensuring that straw remains dry and fit for purpose throughout the winter months. This will improve farm efficiency by reducing waste and ensuring a consistent supply of high-quality bedding materials, whilst also delivering important livestock health and welfare benefits. Maintaining dry, clean straw bedding is essential for the management of the dairy herd and youngstock, reducing the risk of respiratory disease, including pneumonia in calves, and supporting improved udder hygiene within the milking herd by helping to reduce somatic cell counts and the incidence of mastitis. The proposed building will therefore provide both operational and animal welfare benefits through the secure storage of bedding materials in a consistently dry and suitable condition.

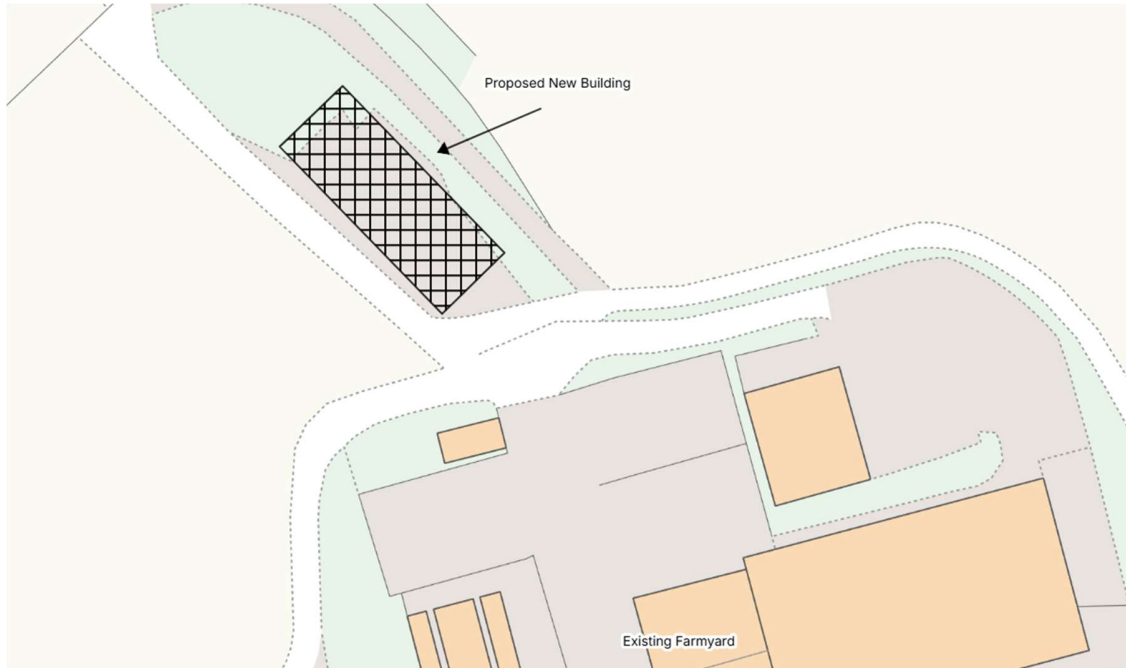
Scale of Development

The proposed building has a footprint of approximately 502m² and an eaves height of approximately 6.1 metres. The overall height is commensurate with requirements for efficiently stacking of bedding and maneuverability with modern agricultural equipment.

The scale of the building reflects the volume of bedding required to service a commercial dairy herd of this size and allows for the safe loading, unloading and storage.

Siting

The building is proposed on existing hardstanding immediately adjacent to the existing agricultural buildings. Locating the development within the existing farmstead consolidates built development, avoids unnecessary encroachment into open countryside and enables the building to utilise existing access arrangements and internal circulation routes.



The siting also provides operational efficiencies by allowing the easy movement of bedding materials between the storage building and the livestock housing.

Design and External Appearance

The building adopts a simple, functional agricultural design comprising a steel portal frame with fibre cement roof sheeting in RAL 7033. It will be open sided to allow for access. The appearance is typical of modern agricultural buildings and reflects the character and appearance of the existing farm buildings.

Landscape and Visual Impact

The building is proposed on existing hard standing approximately 4 meters from mature trees which will be retained. These trees provide effective screening and soften views of the development. Public Rights of Way to the north and east are similarly screened by existing trees and hedgerows, meaning the building will be viewed as part of the existing farmstead rather than as isolated development within the wider countryside.

The building will be a natural extension of the existing agricultural complex and will have no adverse impact on the character or appearance of the surrounding rural landscape.

Transport and Highways

The proposal will utilise the existing farm access, with no alterations required. Vehicle movements will remain associated with the established farming operation and no material increase in traffic is anticipated.

Noise

The building is intended solely for the passive storage of straw and will not generate noise beyond that normally associated with routine agricultural operations.

Flood Risk

The site is not located within an area where flood risk is expected to be materially affected by the proposal. As the building is situated on existing hardstanding, surface water drainage patterns will remain largely unchanged.

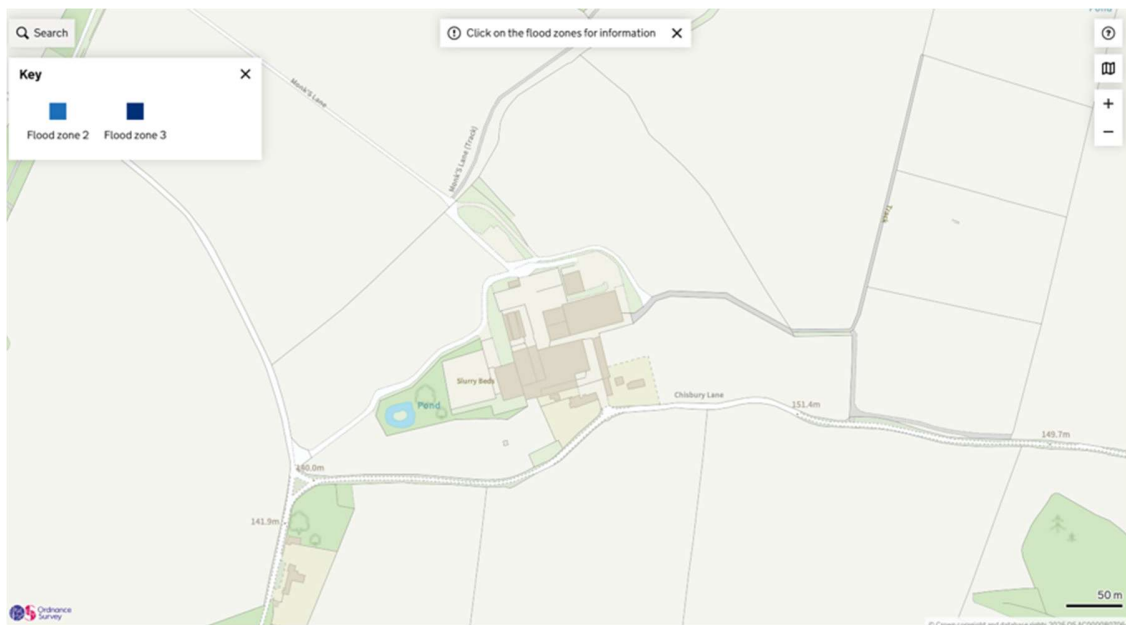


Figure 1 : Flooding Risk Map for Area

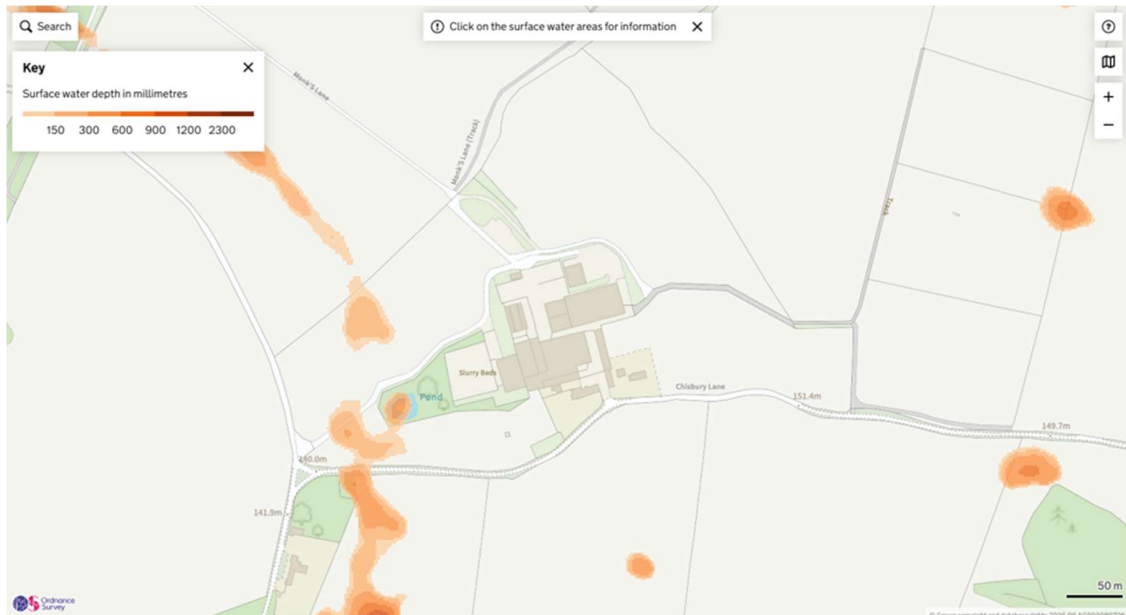


Figure 2: Surface Water Risk Map for Area

Conclusion

The proposed straw storage building is essential to the continued operation of the established dairy enterprise at Chisbury Lane Farm. It will provide secure, weatherproof storage for straw, reducing wastage, improving operational efficiency and supporting higher standards of livestock health and welfare through the provision of consistently dry bedding.

The proposal complies with the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is appropriately sited on existing hardstanding adjacent to the existing farmstead, is proportionate in scale and adopts a simple agricultural design. Existing mature trees provide effective screening from the surrounding landscape and nearby Public Rights of Way, ensuring the development is well integrated into its setting.

The proposal represents a logical and necessary addition to the existing farmstead and it is respectfully requested that Prior Approval is granted.