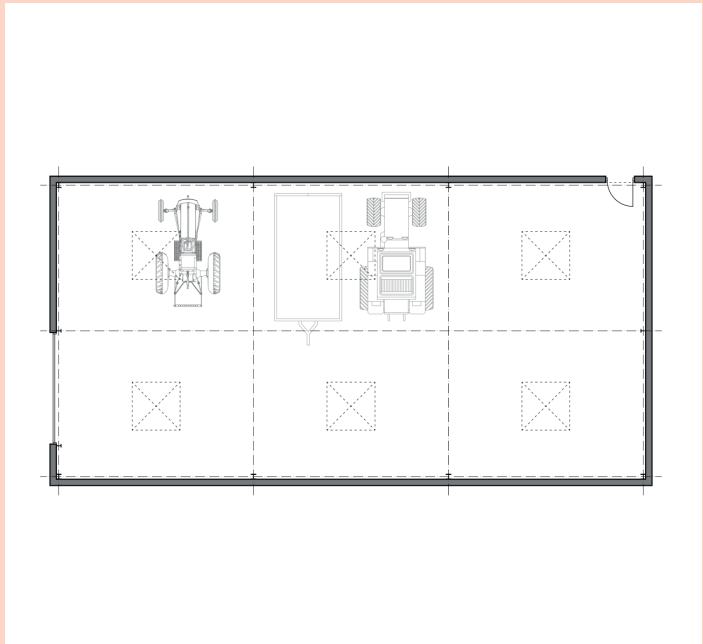




DESIGN ACCESS AND PLANNING STATEMENT

in support of a

28 Day Notice Agricultural Application

for a

New Agricultural Barn

at

Merkins Farm

prepared by

Atelier 17 Ltd

Rev 1

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This document should be read in conjunction with the following information:

Application Forms

Drawings:	
A17 26 12 S01 -	Location Plan
A17 26 12 S02 -	Existing Block Plan
A17 26 12 P01 -	Proposed Block Plan
A17 26 12 P02 -	Proposed Floor Plans
A17 26 12 P03 -	Proposed Elevations

Design, Access and Heritage Statement

Applicant
Mr Painter

Date
July 2026

Site Address
Merkins Farm, Bradford-on-Avon, BA15 2RW

1.0 EXECUTIVE SUMMARY & CONTEXT

This statement has been prepared on behalf of the applicant to support a Prior Notification Application under Part 6 (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application seeks a determination as to whether the prior approval of the Local Planning Authority (LPA) will be required for the siting and design of a proposed agricultural barn at Merkins Farm.

The proposal consists of a modest agricultural building designed to support an established, active agricultural unit. As demonstrated below, the proposal strictly adheres to all national criteria and aligns seamlessly with local planning objectives regarding the support of the rural economy and landscape preservation.

2.0 Site Analysis & Agricultural Status

2.1 Land Holding and Baseline Criteria

Merkins Farm encompasses a total agricultural landholding spanning three fields. Following recent farm diversification schemes, the active working agricultural area comprises 7.63 hectares.

- The 5-Hectare Threshold: Under Part 6, Class A, permitted development rights apply to agricultural land units of 5 hectares or more. The application site comfortably exceeds this baseline threshold, validating the use of the 28-day notice procedure.
- Separation from Diversified Uses: Previous development on the wider land holding includes farm diversification projects (Holiday Lets and a Café) under planning references W/04/02314/FUL and 17/11606/FUL. This diversified zone is entirely discreet, physically segregated, and functionally independent from the 7.63 hectares of remaining active agricultural land. No other planning history exists on the agricultural unit.

2.2 Proof of Active Agricultural Operations



Aerial Photograph

The status of an active, viable agricultural unit is robustly established via the following appended evidence:

- Appendix 1 (Rural Land Registry): Official documentation confirming the land configuration and historical eligibility under the Rural Farm Payments scheme up until its conclusion in 2025.
- Appendix 2 (Tenant Farmer Statement): A formal statement from a local livestock farmer confirming continuous tenancy of the fields for livestock grazing and the direct commercial purchase of hay produced on-site.
- Appendix 3 & 4 (Photographic Evidence): Site operations imagery showing recent hay harvesting alongside historical Google Street View captures (spanning 2009, 2019, 2021 [showing active hay storage], and 2024) demonstrating unbroken agricultural use for livestock and fodder cropping over a 15-year period.

2.3 Requirement Justification.

The farm unit has no other structures suitable for the storage of machinery hay, and other appropriate operations hay within its curtilage and previous off site storage is no longer available or practical.

It is fully intended to continue agricultural operations at the farm and In order to do so it is necessary to have appropriate secure and dry spaces. There is therefore a justifiable and proven need for the structure as proposed

3.0 The Proposal: Design & Scale

The applicant has deliberately eschewed standard industrial-style agricultural designs in favour of a restrained, high-quality structure that actively mirrors the historic architectural vernacular of the site.

3.1 Materials & Appearance

The building features a traditional brick base with dark/black timber cladding above. This palette directly replicates a former, early 20th-century livestock building that historically stood on the holding. The material choices ensure the barn reads as a traditional agricultural asset rather than a modern industrial intrusion, offering a highly sympathetic relationship to the neighbouring Black Acre Cottage (a substantially modified, historic worker’s terrace)and the host farmhouse and assorted buildings.

3.2 Scale & Siting

The barn’s footprint (18.8m x 9.7m) and low-profile height (3.6m to eaves and 5.7m to ridge) have been scaled to match the footprints of surrounding domestic and converted agricultural structures.

Critically, the barn has been sited to infill an existing gap within a clear linear string of buildings, grouping it closely with the farmhouse, cottage, and diversified farm buildings. This prevents the creation of an isolated, sporadic structure in the open countryside, anchoring it firmly within the existing “built grain” of the farmstead.

4.0 Access, Visibility & Landscape Impact

4.1 Public Rights of Way (PROW)

A Public Right of Way (PROW) is situated to the northeast, traveling away from the farm, and connects via a brief stretch of public highway to a western PROW boundary trail. The impact on these recreational assets is negligible:

- Natural Screening: Except for two narrow, newly replanted 2–3 meter gaps in the eastern hedgerow boundary, the proposed barn will be entirely obscured from public vantage points by dense, established hedgerows and existing built structures.

- Current Access Context: As documented in Appendix 5, the north-eastern PROW is currently virtually impassable due to overgrowth (verified as of June 29, 2026), minimizing real-world amenity impacts.

4.2 Highway Visibility & Policy Precedent

The only clear sight-line into the proposal will be a localized, 5-meter-wide view over the existing roadside access gates. This minor visual exposure is entirely consistent with agricultural norms. Under Part 6 policy, significantly larger agricultural structures are permitted adjacent to highways, provided they maintain a 25-meter setback to mitigate sudden visual dominance.

The acceptability of agricultural development in this immediate vicinity is strongly supported by nearby planning precedents, notably prior notification approvals 20/07499/APD and PL/2024/02666, located just 125 meters north of the application site.

5.0 Policy Context & Justification

5.1 National Planning Policy Framework (NPPF)

- Section 6 (Supporting a Prosperous Rural Economy): Paragraph 88 of the NPPF mandates that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, specifically through the conversion of existing buildings and well-designed new buildings for agriculture. The proposed barn directly secures the operational viability of this local agricultural asset.

- Section 15 (Conserving and Enhancing the Natural Environment): The proposal respects local landscape character through an infill layout and a highly sensitive material selection, fulfilling national criteria to protect countryside visual amenity.

5.2 Local Planning Policy (Wiltshire Core Strategy)

- Core Policy 34 (Additional Employment Land): Supports the expansion of existing rural businesses and agricultural enterprises where development is of a scale and clear functional link appropriate to its location.

- Core Policy 51 (Landscape): Development must demonstrate that it protects, conserves, and enhances Wiltshire’s distinct landscape character. The barn complies by remaining hidden behind mature hedgerows and using dark, recessive ship-lap cladding to blend into the rural backdrop.

6.0 Conclusion

On balance, this application demonstrates unequivocal compliance with the statutory conditions set out under Part 6 of the GPDO:

- Verified Status: The site forms an integral part of an active, proven working agricultural unit exceeding the 5-hectare requirement.
- Design Sensitivity: The applicant has adopted a highly restrained approach to scale, choosing a traditional, contextual material palette that exceeds standard agricultural builds.
- No Material Harm: The site lies outside of any sensitive, designated lands (e.g., AONB/National Park) and exerts no adverse impact on the local PROW network.

Accordingly, the proposal represents sustainable agricultural development, and it is respectfully requested that this application is supported.



Please return this sheet to us if you want to make any change

APPENDIX 2.0

Supporting Letter

Hillview Farm
Bradford Road
Winsley
Bradford-on-Avon
Wiltshire
BA15 2HL

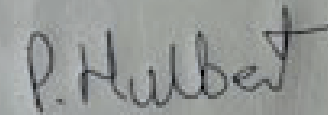
29 June 2026

Re ; Merkins Farm, Bradford Leigh, Bradford-on-Avon, Wiltshire, BA15 2RW

To whom it may concern,

I am a Farmer in Bradford-on-Avon, I can confirm that for the past 23 years, Mr Painter has had my cattle and sheep grazing all the land at Merkins Farm. Mr Painter also supplies me with Hay each year, cropped from the fields at Merkins Farm.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P. Hulbert', with a stylized flourish at the end.

Phillip Hulbert

APPENDIX 3.0

Site / PROW Photographs



APPENDIX 4.0

Farming Activities (June 2026)



APPENDIX 5.0

Google Street View / Google Earth



Google Earth 2021



Google Earth 2021



Google Street View 2009



Google Street View 2019



Google Street View 2021



Google Street View 2024



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