

Supplementary Planning Information

For

Erection of two agricultural buildings, associated yard and access track

At

Wick Road
Oaksey
Wiltshire
SN16 9TB

Applicant

Timbrell Farming Ltd

Agent

The Rural Planning Co

Report reference

J1009088/PS

Providing planning solutions for

agriculture | equestrian | rural business | residential



Application summary	
Description	Erection of two agricultural buildings, associated yard and access track
Site address	Land at Wick Road, Oaksey, Wiltshire, England, SN16 9TB
Applicant	Timbrell Farming Ltd
Local Planning Authority	Wiltshire Council
Planning portal reference	PP-14833337
Job reference number	J1009088
Agent details	The Rural Planning Co The Farm Office Millridge Farm Parsons Lane Hartlebury Nr Kidderminster Worcestershire DY11 7YQ Telephone: 01299 667344 Email: team@theruralplanningco.co.uk
Documents submitted	Planning statement Block plan Location plan Proposed Elevations and Floorplans

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1.0 Introduction and Background

- 1.1 The Rural Planning Co has been instructed by Timbrell Farming to submit a full planning application for the construction of two agricultural buildings, an associated yard and an access track on land off Wick Road, Oaksey, Wiltshire, SN16 9TB, as identified on the submitted plans. This statement is submitted to provide the Local Planning Authority (LPA) with relevant information required for the determination of the application.
- 1.2 The applicant, the company comprising Harry and Andrew Timbrell, farms the agricultural holding, operating an arable entries in the area for several years and now have a separate holding on which to establish essential facilities to facilitate the storage of hay, grain, straw and machinery on this land which is geographically distinct from the main farming base.
- 1.3 The wider farm holding is substantial and comprises an area of 400 acres, which is cropped with cereals. The land at Oaksey is an independent holding with no storage. The proposal is for a Hay Store and a General Store (grain, straw and machinery)

2.0 Site Location and Surroundings

- 2.1 The site is located on Wick Road, which runs north from Oaksey. The site is accessed directly from Wick Road, a classified road per the county's list, via an existing gateway. Wick Road connects Oaksey with Kimble Wick and Poole Keynes.



Figure 1: Site Location, denoted by red outline (Source: Google Maps)

- 2.2 The site comprises an area within an arable field. This area has been chosen to ensure the buildings blend into the wider landscape more effectively than if proposed elsewhere on the holding, where no built-up backdrop exists. The site chosen is one of the few areas across the holding that is level, meaning no extensive groundworks would be necessary, and it is near the existing access point, which avoids the substantial laying of new track. The site is positioned with a backdrop of substantial landscaping of mature trees and hedgerows, massed together with a cluster of existing development, but distant enough from existing residential dwellings to ensure the impact on the landscape or amenity of neighbours will be minimal, as shown on the plan below:



Figure 2: Proposed positioning of buildings on site (Source: TRPC block plan NTS)

- 2.3 The existing gated access from Wick Road will be utilised, and a new crushed stone surfaced track from the gate leading to the proposed new buildings will be required to enable machinery to travel safely without causing impact and erosion of soil over the land. The application site is well related to the grouping of buildings along this section of Wick Road.
- 2.4 The buildings are positioned away from the north-eastern extent of the land where flooding may be apparent, as detailed in the EA flood risk map, as well as boreholes being situated in the same vicinity. Siting the buildings away from water supplies mitigates the risk of infrastructure impacts.

3.0 Constraints

- 3.1 The site does not lie within a National Landscape (formally Area of Outstanding Natural Beauty), a Site of Special Scientific Interest (SSSI) or Local Wildlife Site (LWS). There are no known local or national Nature Reserves, Ancient or Semi-Natural Woodland, Ramsar sites, Conservation Areas (over 150m distant), Special Areas of Conservation, Scheduled Ancient Monuments or listed buildings (over 300m away) within the near vicinity of the site that will be impacted.

4.0 Need and Use

- 4.1 The agricultural land at Oaksey is currently farmed by Timbrell Farming Ltd, with the freehold ownership of the land retained by Mr Andrew Timbrell. Timbrell Farming Ltd operates a substantial mixed arable farming business, with the principal farming operation based at Southleaze Farm, Shorncote, which functions as the main hub for the wider enterprise.
- 4.2 As part of a long-term succession strategy, it is intended that Timbrell Farming Ltd will be passed to Harry Timbrell. This planned transition will allow the main farming enterprise to continue as a viable, established business for the next generation. As a result of this succession arrangement, the agricultural holding at Oaksey will remain in the ownership and control of Andrew Timbrell, separate from the wider farming concern.
- 4.3 The intention is therefore to establish the Oaksey landholding as a stand-alone agricultural unit, to be farmed independently by Andrew Timbrell in his own right. This approach allows for consolidation of farming operations at Oaksey, ensuring the land is managed efficiently and sustainably as a discrete holding rather than as a satellite parcel of a much larger enterprise.
- 4.4 In addition, due to fluctuations in yields and volatile weather patterns, it has more recently become apparent that the holding is too distant from the main base at Southleaze Farm to be operated efficiently as part of the wider business. The distance creates operational inefficiencies; produce harvested from this part of the holding currently has to be transported off-site to third-party storage locations, as the business doesn't have access to owned grain or fodder storage. This is inefficient, increases vehicle movements, and adds avoidable costs to the farming operation. By locating purpose-built storage buildings directly on owned land where the crops are grown, the storage process becomes far more efficient and better aligned with the day-to-day workings of the agricultural unit.

- 4.5 At present, there is no grain storage, hay or straw storage provision on the Oaksey holding, meaning that all harvested produce must be transported off-site for storage. This arrangement is neither efficient nor sustainable in the long term, particularly given the increasing need for flexibility in harvest timing, crop handling, and storage conditions. The holding produces grain, hay and straw, all of which require dry, secure conditions immediately after harvest to protect their quality and value. Siting the buildings close to the productive land enables crops to be moved quickly and safely into storage, reducing the need for double handling and the risk of exposure to adverse weather.
- 4.6 The intention is for the Oaksey holding to become self-sufficient in terms of storage capacity, enabling agricultural produce to be stored on site in appropriate conditions and providing the necessary flexibility to manage crops effectively. This includes storage for grain, straw, and hay, all of which are of significant value to the farming operation. These products must be stored in suitable agricultural buildings to prevent spoilage, deterioration, and loss of marketability. Locating the buildings on this part of the holding also eliminates the need to transport crops from this land to other locations for temporary handling, then to storage facilities elsewhere. This double-handling is currently unavoidable and results in unnecessary fuel use, traffic movements on rural roads, labour time, and wear on machinery.
- 4.7 The proposed approach reflects sound agricultural practice. It supports the long-term viability of the holding by enabling Oaksey to operate as an independent, efficiently managed agricultural unit, aligned with the wider succession planning for the Timbrell family farming business.
- 4.8 Alongside the requirement to store produce there is the need to store machinery to enable the business to undertake the wider day to day operations and maintenance; the equipment required to support the holding comprises one tractor, one loader, one grass cutter (mower), one set of each harrows and rolls (for preparing the grass for cutting), one trailer and one tedder and rake (for turning and gathering hay respectively), as well as workshop items and materials and miscellaneous farming equipment, to be stored on site.
- 4.9 Storing any produce out in the open to the elements is not feasible. Lockable storage is crucial to prevent vandalism, arson, or theft of tools or machinery, and to keep feed, bedding, and medication dry and properly stored.
- 4.10 Having suitable undercover storage for these items is always beneficial; keeping equipment out of the rain will help prevent damage and rust, extending its working life and reducing long-term maintenance and repair costs. Storing machinery within a building is also far tidier and more practical than leaving it in the field or off-site, where it is harder to access when needed. The main holding is over 8 km away by road. During essential operations, particularly when weather windows allow for the production of dry hay and straw, equipment must be readily available. Locating storage at Oaksey ensures machinery is immediately available when required, avoiding delays that could compromise the quality of the harvest.

5.0 Scale and Design

- 5.1 The design of the buildings can be seen on the proposed elevation and floor plan drawings submitted with the application. The buildings are of a simple, standard agricultural design, which is commonplace in the surrounding rural area. The proposed design and materials will ensure it is as unobtrusive as possible in its setting and blends well with the surrounding landscape.
- 5.2 The buildings will be steel portal framed, with 2m high concrete block walls with vented box profile metal sheeting above to allow for adequate ventilation, whilst maintaining sufficient protection from arson. The roofs will be fibre cement.
- 5.3 The area of the hay store will extend to 315m², and the General Store to 317m², and have been scaled appropriately for the need as detailed below. The uses proposed, and indicative areas required, are set out more clearly in the tables below:

Hay Storage

Hay production and storage

Yield - t/acre average	2.5
Acres	25
Tonnes produced	62.5
m3/tonne (large round bales)	8
m3 total needed	500
Stack height (eaves height of building)	5
Subtotal needed for hay	100
x 2 years storage	200
Maneuverability 20%	1.2
Total needed for hay	240

Straw

On farm production - straw:

Yield - t/acre average	1.5
Acres	25
Tonnes produced	37.5
Storage	
Tonnes requiring storage	37.5
m3/tonne (large round bales)	20
m3 total needed	750
Stack height (eaves height of building)	5
Subtotal needed for straw	150
Maneuverability 20%	1.2
Total needed for straw	180

Grain

Grain production and storage

Oats

Yield - tonnes / ha	6.3
Hectares	11
Tonnes	69.3
M3 / tonne required to store	1.9
Total m3 required	131.67
Average stack height (height of conc panels generally)	2.5
Total m2 needed for oats	52.668
Maneuverability 20%	1.2
Total needed for grain	63.20

Machinery and Equipment

Machinery and equipment	m2 required	Number	Total m2
Tractor - large	20	1	20
Loader	15	1	15
Mower (small)	10	1	10
Harrow and rolls (medium)	12	1	12
Bale trailer	20	1	20
Tedder / rake	8	1	8
Tools and workshop items			
Work bench, compressor, weld	8	1	8
Hand tool storage	6	1	6
Parts, spares, fuel and oils	8	1	8
Washing station and general st	5	1	5
Subtotal needed for equipment			112
Maneuverability 50%			1.5
Total needed for equipment			168

Figure 3: Storage calculations

- 5.4 When combining the above storage calculations, the total floor space required is 651m²; a little greater than the area applied for under this application. The proposed buildings size is necessary and appropriate for the farm holding's needs. Whilst the cropping on the holding will be in rotation, and therefore be different each year, oat cropping has been used to demonstrate one of the main crops which will require sufficient room.

- 5.5 The proposed buildings have been designed at a scale that is both proportionate to the setting and the agricultural requirements of the Oaksey holding and are essential for the effective storage and handling of grain, hay, straw and farm machinery. Their size is determined by the operational needs of a mixed arable enterprise and reflects the minimum dimensions necessary to ensure safe, efficient and compliant agricultural storage.

Hay Store – 30m x 10.5m (315m²)

- 5.6 The hay store has a footprint of 30 metres m x 10.5 metres, providing sufficient width and depth for the safe accommodation of modern agricultural equipment and high-value fodder. The proposed 5.05-metre eaves height is fundamental to its function. This height allows:
- the loading and stacking of hay in tiers without risk of compression damage or reduced ventilation;
 - the ability to operate modern handling machinery, including telehandlers and loading equipment, which require adequate headroom for safe manoeuvring;
 - sufficient clearance for the movement and storage of larger tractors and implements that form part of the operational fleet.
- 5.7 Hay is particularly vulnerable to deterioration when exposed to moisture or insufficient airflow. Ensuring the storage building is of adequate volume is essential to maintaining product quality and avoiding spoilage. The proposed scale, therefore, represents the minimum practical size for preserving high-value produce and facilitating daily access to machinery.
- 5.8 Recent extremes in weather have made hay production increasingly unpredictable, with the UK experiencing notable drought periods in 2018, 2020, 2022 and again in 2025, all of which saw prolonged dry spells and water shortages that directly affected farming outputs. Because of these fluctuations, where some years deliver very high yields, and others suffer severe shortfalls, it has become necessary for farmers to have enough storage capacity to hold up to two years' worth of hay. This allows surplus from high-yield years to be stockpiled as a buffer against drought years, which has been evident in recent times and which continue to pose a risk to farm resilience.

General Store (Grain, Straw and Machinery) – 24m x 13.2m (317m²)

- 5.9 The general store measures 24 metres x 13.2 metres, with a 5.05-metre eaves height to enable the tipping of grain trailers within the building. The operational demands of arable production require adequate height for:
- tipping trailers safely inside the building, preventing exposure of harvested grain to rain and airborne moisture;
 - machinery manoeuvring, including front-loaders, sweep augers and telehandlers;
 - internal movement required for grain consolidation, conditioning, and loading out.

- 5.10 Modern agricultural trailers have high lift capacities and require a fully protected tipping environment. A lower height would compromise unloading efficiency and increase the risk of grain loss or contamination.
- 5.11 Straw has become an increasingly valuable commodity due to unpredictable weather patterns, reduced availability and fluctuations in supply, making it financially important for the business to manage the straw output carefully. Scarcity has strengthened market demand, meaning straw can achieve significantly higher prices later in the season. Therefore, it is viable for the producer to store straw securely and release it to the market at optimal prices, rather than selling it straight off the field at harvest, which has historically resulted in much lower returns. Ensuring the straw is kept completely dry is essential to maintaining its saleability, and the proposed storage building provides the minimum practical size needed to safeguard this high-value material while enabling efficient daily access for machinery.

Storage Requirement and Proposed Provision

- 5.12 The combined operational storage requirement for grain, hay, straw, and machinery is approximately 651 m². The total floor area proposed for both buildings is 632 m², which is below the full requirement. This shortfall demonstrates that the buildings have been designed as efficiently as possible, while still allowing the essential functions of the holding to be carried out safely and effectively.
- 5.13 Storage needs fluctuate throughout the farming calendar, particularly around harvest and winter periods. It is essential that the holding has the capacity to accommodate peak volumes, ensure proper segregation of produce, and maintain product quality. The proposed scale, therefore, reflects:
- the need for full operational capacity at key times of the year;
 - the requirement for self-sufficiency, given the absence of any existing storage buildings at Oaksey;
 - the need to maintain flexibility to store crops and fodder under appropriate conditions, supporting the viability of the stand-alone farming unit.
- 5.14 The functional requirements of the agricultural operations on the Oaksey holding justify the scale of the proposed buildings. The buildings have been carefully designed to provide essential capacity without exceeding genuine agricultural need and will enable the holding to operate effectively as an independent farming unit.

6.0 Siting and Access

- 6.1 Siting the buildings on this parcel of land ensures that the scale and type of storage infrastructure directly correspond to the output of the land itself, helping maintain a clear and functional relationship between agricultural activity and associated built development. This contributes to a more logical pattern of farm operations and avoids overconcentration of buildings at other sites that lack suitable capacity.

- 6.2 The proposed siting can be seen on the submitted site plan. The applicant has given extensive thought as to where best to site the development to limit the impact on the setting and allow for the most useful configuration of the site.
- 6.3 The key benefits of siting the development in this position include:
- The building will be sited on reasonably flat and level land, reducing the need for extensive building operations;
 - The site is not within any area expected to be at risk of flooding nor within any major constraints;
 - The development will not obstruct or cross a public footpath;
 - There is sufficient space around the building for safe and efficient access for machinery.
 - The site will utilise the existing access off Wick Road, which has been used without incident over the years;
 - The siting is well related to the built form on neighbouring land, and
 - The building will be unobtrusive from nearby properties and consequently not have an adverse impact on residential amenity.
- 6.4 The proposed development is located at a suitable distance away from properties to alleviate concerns for overshadowing and/or overbearing effects. The land is currently in use; therefore, it is not considered that providing a building will increase any concerns about noise/nuisance.
- 6.5 On balance, therefore, it is considered that the development will be located in the most appropriate and functional position on the site. The design and location of the building will ensure that it blends well and softens into the setting over time, and will not appear out of place nor be visually intrusive.
- 6.6 The existing access gate leading into the site off Wick Road is set between an existing driveway and an arable field, where the access will cling to the boundary to reduce visual impact and there will be no direct views from Public Rights of Way (PRoW) to this part of the site or the proposed agricultural buildings (see image below).



- 6.7 The proposed access track will provide safe and efficient access to the highway on minimal occasions when it is necessary to use the public highway. The proposal will not create any additional traffic to the site; indeed, as the machinery can be stored securely on site, it will remove the requirement to pick up and return the machinery to their storage locations, as is the present situation.

7.0 Landscape

- 7.1 The buildings are agricultural in appearance and will not appear out of place within the rural landscape. Additional safeguards have been considered in relation to the siting of the buildings and access track, being located adjacent to other built forms and the field boundary.
- 7.2 The development accords with both national and local planning policies, where the design respects the agricultural vernacular within the local area. The proposed building is deemed suitable in terms of materials, scale and function.
- 7.3 The siting of the proposal is considered acceptable, being within proximity to other built forms and viewed against their backdrop. The siting respects the environment, landscape and residential amenity and is appropriate and necessary for the effective functioning of the farming business.
- 7.4 The nearest public footpath to the site is over 100m away (see Figure 6 below) and follows the course of the public highway to the south and west.



Figure 4: PROW in the wider area (denoted by orange hatching, proposed location of building shown as red circle)

(Source: Land App)

- 7.5 The proposed buildings are positioned in a discreet location, near to existing outbuildings. Whilst there might be long-distance views of the building from the public footpath that crosses the site further to the south, these will be set against the backdrop of the existing buildings, and the difference in land levels will also mean that any visual impact experienced by the users of the footpath will be discreet. The proposal is also for a simple agricultural barn, similar to those found in rural areas across the district, serving farm holdings and not incongruous with the area.

8.0 Biodiversity

- 8.1 The proposed development would not result in the loss of any existing trees, hedgerows, or other existing significant landscape features. All existing landscaping around the site would be retained as part of the proposed development. The proposals, consisting of a single functional building necessary for the farming business to thrive, would not have any significant impact on the locality's landscape character.
- 8.2 Overall, the area of land proposed to site the buildings has low ecological potential, due to current arable management practices, and the proposal will not have any impact on biodiversity. A Preliminary Ecological Appraisal has been submitted with the application, confirming that the proposal will not result in any significant ecological impacts and that no further surveys are required. A Biodiversity Net Gain (BNG) assessment has also been completed, which identifies that the site can deliver >10% Net Gain will be achieved on-site.
- 8.3 In terms of landscape, as the proposal involves the erection of two simple agricultural buildings in connection with an agricultural holding, it is not considered to have any negative impacts on the natural environment or landscape character of the area in this regard. The design of the building and its positioning close to the existing built form have been carefully selected to reduce visual impact.

9.0 Flood Risk Management

- 9.1 With reference to the Environment Agency's Flood Map for Planning Rivers and Sea (see Figure 5 below), the site is located entirely within flood zone 1 and as such is considered to be at low risk of flooding. Furthermore, the site is not located within an area identified as at risk of ground- or surface-water flooding.



Figure 5: EA Flood Map for Planning (Rivers and Sea)

(Source: Environment Agency)

- 9.2 Clean rainwater from the building will be managed using water butts and a soakaway. The building's hardstanding area and new access track will be permeable and so will have no impact on natural drainage.
- 9.3 As such, the proposed development will not increase flooding elsewhere and will be safe for its lifetime.

10.0 Planning Policy

- 10.1 Part 38 (6) of the Planning Compulsory Purchase Act 2004 states that regard is to be had to the development plan for any determination to be made under the Planning Acts, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 10.2 The application will be considered against the National Planning Policy Framework (The Framework, December 2024) and the Wiltshire Core Strategy (2015) in the context of the proposed agricultural storage building. Wiltshire Council's current adopted development plan, which comprises the Wiltshire Core Strategy (2015) and saved district plan policies. The Core Strategy remains the operative plan pending adoption of the emerging Wiltshire Local Plan Review

National Planning Policy Framework

- 10.3 The core planning considerations have been reviewed in preparing this application, and due consideration has been given to the siting, design, materials and scale of the proposed building. The NPPF states that plans and decisions should apply a presumption in favour of sustainable development.

- 10.4 Paragraph 88 of the NPPF ‘Supporting a prosperous rural economy’ sets out that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas and support the development and diversification of agricultural and other land-based rural businesses.

Wiltshire Core Strategy (2015)

- 10.5 **Core Policy 34: Additional Development Land** identifies agriculture and land-based activities as key sectors that Wiltshire aims to promote as part of a resilient rural economy. The policy supports development required to sustain modern agricultural operations, including diversification and improved infrastructure.
- 10.6 **Core Policy 48: Supporting Rural Life** seeks to support rural communities and agricultural enterprises while safeguarding the character of the countryside. New agricultural buildings are supported where they are necessary for the agricultural unit and are appropriately designed.
- 10.7 **Core Policy 51: Landscape** requires development to conserve and enhance landscape character. Proposals must demonstrate that adverse landscape effects are avoided or minimised.
- 10.8 **Core Policy 57: Ensuring High Quality Design and Place Shaping** requires that development respond to local context through appropriate siting, scale, and materials.
- 10.9 **Core Policy 61: Transport and New Development** seeks to ensure that new development does not generate unsustainable transport impacts and is accessible by appropriate routes.

Planning Balance

- 10.10 The proposal is for a purpose-built agricultural storage building to accommodate hay, straw and grain. The holding currently has no dedicated storage structures, resulting in inefficiencies, increased vehicle movements to off-site facilities, and potential risk to harvested crops.
- 10.11 Weighing the planning considerations, the proposal is essential for the functioning and long-term productivity of the holding as well as enhancing the viability of a rural enterprise, consistent with CP34 and CP48.
- 10.12 On-site storage significantly cuts vehicle movements, supporting sustainable transport (CP61). The siting and agricultural character ensure no meaningful adverse landscape impact (CP51), and the form, scale and materials align with CP57. No policy conflicts or environmental constraints have been identified. Any limited effects associated with construction or minor visual change are acceptable and well mitigated.

11.0 Conclusion

- 11.1 This proposal is for the provision of essential agricultural buildings to support the viability and progression of a farming enterprise. The buildings are appropriately designed for the business's needs and fully justified for the proposed use.
- 11.2 It is considered that the proposed siting, location and design of the buildings is acceptable in the local surroundings and will not detract from the character and rural nature of the area. The proposal is appropriate within the surrounding agricultural landscape and is sited appropriately.
- 11.3 Existing planning policy supports agricultural and rural businesses, and the important role agriculture has to play in the rural economy. The existing business needs facilities to support its development and ensure its future viability. It is considered necessary and reasonable for agriculture.
- 11.4 It is concluded that the proposed siting, design and materials wholly mitigate any potential impact on the landscape, and it is clear that the need for the building is genuine and justified.
- 11.5 Agricultural buildings and farms are an integral part of our rural countryside and this development is considered to be consistent with both national and local planning policy; therefore, approval is sought.

The Rural Planning Co
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