



Street Farm
The Street
Kilminster
Warminster
Wiltshire
BA12 6RW

PLANNING STATEMENT for a Proposed Agricultural Barn Extension at:

Street Farm, The Street, Kilminster, Warminster, Wiltshire, BA12 6RW.

Prepared for submission to Wiltshire Council

1. Introduction

This Planning Statement has been prepared in support of a planning application for the proposed extension to an existing agricultural barn at Street Farm, The Street, Kilminster, Warminster, Wiltshire, BA12 6RW. The statement provides a clear assessment of the proposal against the Development Plan and relevant National Policy and demonstrates that the development represents sustainable rural development suitable for approval.

The following plans and supporting documents accompany the application:

- 26/049/01 - Location Plan
- 26/049/02 - Existing Block Plan
- 26/049/03 - Proposed Block Plan
- 26/049/04 - Existing Arrangements
- 26/049/05 – Proposed Arrangements

2. Site Description and Surroundings

The application site forms part of Street Farm, on the outskirts of the village of Kilminster. The existing barn sits in open countryside to the North of the farm. The site contains an existing agricultural barn and associated farm infrastructure accessed by an existing track leading from Street Farm. The surrounding area is characterised by working farmland, grazing pasture and scattered agricultural buildings typical of this rural part of Wiltshire.

The proposal seeks to extend an existing agricultural barn to store hay, straw and fodder for the farm, which will improve operational efficiency. The building will not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

3. Planning History and Principle of Development

Development in rural areas which supports the efficient operation of agricultural holdings is supported by both national and local planning policy, subject to acceptable impacts on landscape character and residential amenity.

The proposal is for a modest extension to an existing agricultural building and does not involve any change of use or introduction of residential accommodation. It therefore represents an appropriate form of development within the countryside.

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4. Design, Scale and Appearance

The extension will be proportionate in scale and subordinate in size to the existing barn, ensuring visual coherence with the farm complex. The extension will be located on an existing hardstanding and will not encroach into open fields or require the removal of hedgerows or trees.

External materials will comprise dark green profiled steel sheeting to the walls with a grey fibre cement profiled sheet roof, matching the existing agricultural buildings and ensuring the development integrates sensitively within its rural context.

5. Residential Amenity

The proposed extension will not result in overlooking, overshadowing or unacceptable noise impacts to nearby dwellings.

6. Access, Highways and Parking

Vehicular access will continue to be taken from the existing farm access off The Street and through the existing farmstead complex. No new access points are proposed. The existing yard areas provide sufficient space for vehicle manoeuvring, parking and servicing associated with the development.

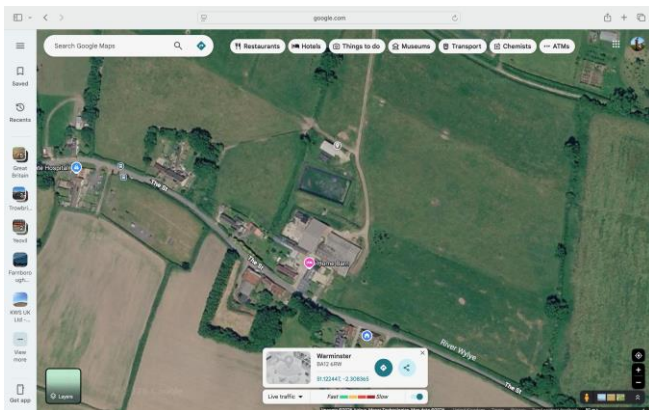
7. Drainage and Flood Risk

The site lies within Flood Zone 1 and is therefore at low risk of flooding. There is no foul drainage proposed. There will be no storage of slurry storage or sewage sludge. Surface water will be managed via soakaways within the existing surrounding area.

8. Ecology and Landscaping

The development will be constructed on an existing hardstanding and will not result in the loss of trees, hedgerows or priority habitats. A BNG Statement has been included with the application, which confirms the proposal complies with the BNG requirements.

The photographs below; show the existing barn and associated hardstanding which will be covered by the proposed extension to the barn.



9. Sustainability and Climate Change

The development supports sustainable rural enterprise and efficient use of land and buildings; therefore the extension of existing farm infrastructure avoids unnecessary new buildings and reduces environmental impact, consistent with Climate Change in rural areas.

10. Planning Balance and Conclusion

The proposed agricultural barn extension represents a proportionate and sustainable form of development that supports the continued operation of Street Farm while respecting local character, landscape setting and residential amenity.

The proposal accords with the Development Plan, and the objectives of the National Planning Policy Framework. The development is therefore considered acceptable in planning terms and should be granted approval.