

DESIGN & ACCESS STATEMENT

IN RELATION TO A

**FULL PLANNING APPLICATION FOR A REPLACEMENT GENERAL
PURPOSE AGRICULTURAL BUILDING**

AT:

**PARADISE FARM
CHRISTIAN MALFORD
CHIPPENHAM
WILTSHIRE
SN15 4BY**

APPLICANT: K & N POTTER

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INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

PROPOSAL

The proposal is a full planning application for the construction of an agricultural building, intended for the purpose of storing agricultural machinery and equipment. The proposed building will directly replace an agricultural building which is no longer fit for agricultural use.

This document should be read in conjunction with the following:

- Block Plan
- Location Plan
- Elevation Drawings and Floorplans

BACKGROUND

Paradise Farm is an established agricultural unit, with the applicants farming about 500 acres (202 hectares) of land centred between the villages of Christian Malford and Dauntsey. The site in question, known as Paradise Farm, comprises approximately 200 acres of land with a main farmyard, owned and occupied by the applicant. The applicant runs a successful arable and beef enterprise at the holding, with livestock numbers fluctuating at around 150 head of cattle. The land is mainly down to permanent pasture for livestock grazing or part of an arable rotation producing fodder to support the beef herd.

The applicants now seek to make improvements to the farmyard infrastructure as the existing agricultural building has deteriorated over time and is now less fit for modern agricultural use. The lack of appropriate facilities has resulted in agricultural machinery and equipment being stored outdoors and exposed to the elements, which is not sustainable for the growing business.

The applicants wish to replace the barn with a steel portal framed agricultural barn. The proposal creates a more attractive and useful building, supporting the growth of the farming enterprise by being of a more modern and practical design. The proposed building will be used directly in conjunction with the farming business and will be for the purpose of general agricultural storage and machinery storage.

The proposed new building has been designed to meet the operational needs of the farm, with appropriate dimensions, such as height and width, to accommodate modern agricultural machinery. The development is considered reasonably necessary for the purposes of agriculture, as outlined throughout this report.

USE

The site is located within an existing agricultural unit, and the proposed building will be positioned along an area of existing concrete/hardstanding within the farmyard. The proposed building will be for agricultural general-purpose storage.

DESIGN

The existing older building has a wooden frame with a concrete floor and tin roof. The proposal is to replace the existing barn with a new agricultural building.

The proposed building will be constructed of a steel portal frame under a pitched concrete fibre cement roof with a concrete floor. The building will measure 12.19m (40ft) x 18.28m (60ft), with 3.65m (12ft) to the eaves. In total, the proposed building will extend to 222.83m². The western elevation will be open fronted to allow for machinery access. The remaining elevations will be enclosed by standard concrete panel walling and metal sheeting above to allow safe and secure storage.

The overall length will match that of the former agricultural barn and is of a typical agricultural design. The building width and roof height have been slightly altered as the former barn has a much lower roof height which is less suited to modern agricultural needs. Therefore, the proposed building will take into account the height and size of modern-day agricultural machinery. The overall proportions including length, width and height will match that of existing agricultural buildings in the farmyard and wider vicinity and will be of a typical agricultural design. This will ensure that the development integrates well within its setting and results in minimal visual impact on the surrounding landscape.

The proposed agricultural building is reasonably necessary for the purpose of agriculture and will support the long-established farm business by providing an essential general storage building.

LAYOUT & LOCATION

The proposed building will be situated on the edge of an existing yard, close to a hardcore track connecting the farmyard to agricultural fields within the applicant's ownership. The positioning of the proposed building will provide minimal visual impact within the surrounding landscape, as it will simply blend in with the nearby farm buildings of similar construction and height. The building will also sit within part of the footprint of the existing agricultural building and therefore limits the impact on the surrounding landscape as the proposal is to replace the previous building.

The position will also take advantage of an existing hedgerow to the north which will provide appropriate screening. The siting will also allow for sufficient turning space for agricultural machinery to access the building.

Paradise Farm is located approximately 0.91 miles east of the village of Christian Malford and approximately 5.14 miles northeast of the market town of Chippenham, in the county of Wiltshire. The proposal is immediately surrounded by the existing farmyard and farm buildings with agricultural land to the east.

SCALE

The scale of the proposed barn, its access and siting are considered appropriate for the intended use due to the proposal being a replacement building and sitting within part of the footprint of the existing building.

ACCESS & TRAFFIC MOVEMENTS

Access to the proposed farm building will remain unchanged via the existing entrance which leads into the main farmyard. There is no requirement to amend the existing situation, and no concerns were raised under the previous planning application (ref: PL/2025/04993). It is anticipated that there will be no increase in traffic movements onto the public highway as a result of the development, as the agricultural business is already established and the proposal is for a replacement building.

Farm vehicles will be able to enter and exit in a safe manner in a forward gear, with sufficient space for turning and parking.

BIODIVERSITY NET GAIN

No hedges, trees or biodiversity features will be impacted from the proposal as the site is within an active part of the farmyard, and the footprint of the building will be partly on an already established hardcore surface.

Significant changes to England's mandatory Biodiversity Net Gain (BNG) framework came into force on 6th August 2026 which included an exemption for developments of 0.2 hectares or below. Therefore, the proposal does not require a Statutory Biodiversity Metric Calculation, as the site falls under this 0.2-hectare exemption and will not negatively impact an on-site priority habitat.

FLOOD RISK

According to the Environment Agency and Government Guidance, the proposal is considered a '*minor extension being a non-domestic extension with a floor space of no more than 250 square meters*'. Furthermore, as '*the proposal is consistent with site's allocated use*' the development is exempt from the sequential test.

Due to being a building used for agriculture, the proposal is classified as '*less vulnerable*' by Annex 3 of the National Planning Policy Framework, and the current agricultural use is not set to change under the proposal. The development is not used for sensitive uses, such as residential or emergency services.

As part of the proposal, floor levels will be raised above the estimated flood depths of surface and groundwater flooding. The proposal will not cause an increase in flood risk elsewhere, being a replacement agricultural building, bringing minimal change to the land and as detailed throughout this report.

POLICY

Paragraph 88(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings* and Paragraph 88(b) supports the *development and diversification of agricultural and other land-based rural businesses*. The

proposal allows both of the above to happen, through a well-designed new agricultural building. It allows an existing farm business to develop, with quality weather-proof storage.

Wiltshire Core Strategy Adopted January 2015 supports the proposal. Core Policy 34 identifies *agriculture and land-based industries* as a target sector to be promoted towards a higher-value economy and states it will *support the rural way of life through the promotion of modern agricultural practices*. It states proposals will be supported which *support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*. The proposal supports an existing farm business by providing a more practical agricultural storage building.

Core Policy 48 supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness*. The proposal allows this to happen through providing a well thought-out agricultural building design which is a replacement building located within an existing farmyard.

CONCLUSION

The application is for the construction of a general-purpose agricultural building which will provide essential machinery and equipment storage. The proposed barn will sit partly on the footprint of the existing older building and will support the modern farming operations to both sustain at their current level and grow in the future.

The application is considered compliant with local and national planning policies for proposals of this nature, ensuring a prosperous rural economy through agricultural development and providing a visual improvement through a well-designed building. No issues from the planning officer or consultees were raised during the previous planning application process on the farmyard.