

PLANNING, STATEMENT FOR A PRIOR NOTIFICATION

- for the Construction of an Agricultural Building at -

**LITTLE ALDERBROOK FARM,
BRAYDON,
WILTSHIRE,
SN5 0AJ**

- On behalf of -

MS. L. BONE

- as at -

AUGUST 2026

- for submission to -

WILTSHIRE COUNCIL

**MOORE ALLEN & INNOCENT LLP
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INTRODUCTION

This Planning Statement has been prepared and submitted on behalf of Ms. L. Bone (hereafter referred to as the "Applicant"). This application is supported by the documents and drawings submitted as part of this Prior Notification application for the construction of an Agricultural Building under the Town and Country Planning (General Permitted Development) (England) Order 2015.

1.1 General information

- a) **Applicant:-** Ms. L. Bone
Little Alderbrook Farm,
Braydon,
Wiltshire,
SN5 0AJ
- b) **Site Address:-** Little Alderbrook Farm,
Braydon,
Wiltshire,
SN5 0AJ
- c) **Accompanying Documents:-** Location Plan
Block Plan
Proposed Elevations and Floorplan

1.2 The Planning Application Submission

In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, the planning submission will comprise the following documentation:

- Application forms, including certificates of ownerships and notices, duly completed.
- Correct Planning Application Fee

Should the LPA require any documents not submitted as part of this Planning Statement, please request these from the Agent.

1.3 Structure Of This Planning, Design And Access Statement

The requirements for the development are provided in this Statement. The information provided in this Statement for planning application purposes on behalf of Ms. L. Bone is divided into 7 Sections plus Appendices and following this Introduction (Section 1), the structure follows:-

- **Section 2 – The Property**
- **Section 3 – The Proposed Development**
- **Section 4 – Planning Policy**
- **Section 5 – Justification**
- **Section 6 – Conclusion**

2. The Property

The site forms part of Little Alderbrook Farm, Braydon, which extends to approximately 18.85 acres. The Applicant requires an agricultural building for the housing of farm equipment and machinery required for managing the agricultural land.

The property is located to the south of Minety and the west of Purton, located off Braydon Road prior to the turning towards Minety and Brinkworth.

3. The Proposed Development

It is proposed to construct a new agricultural building measuring 13.5m x 9m, covering a floor area of 121.5 sqm, measuring 4.2m to the eaves and 5.4m to the ridge.

The proposed building will be of steel portal frame construction, clad in green metal sheeting under a grey sheet roof. The proposed building will be open on the western elevation for access. The building will be used for storage of farm machinery and equipment required to manage the 18 acres of land. The building is of modern agricultural design.

4. Planning Policy

4.1 Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

The GPDO is the legislation which relates to Permitted Development. Schedule 2, Part 6, Class A relates to agricultural development on units of five hectares or more.

To accord with Schedule 2, Part 6, Class A, the development would not be permitted if:

- (d) *It would involve the provision of a building, structure or works not designed for agricultural purposes;*
- (e) *The ground area which would be covered by –*
 - (ii) *Any building erected or extended or altered by virtue of Class A would exceed 1,500 sqm,*
- (f) *The height of any part of any building, structure or works within 3km of the perimeter of an aerodrome will exceed 3m;*
- (g) *The height of any part of the building, structure or works not within 3km of the perimeter of an aerodrome would exceed 12m.*
- (h) *Any part of the development would be within 25m of a metal part of a trunk road or classified road;*

5. Justification

5.1 Planning Policy

The proposed building is acceptable against the GPDO and is reasonably necessary for the purposes of agriculture.

The proposed building is in accordance with the scale and design of the development which contributes positively to the character and appearance of the area. The proposed building will not be visible from residential dwellings due to existing screening in the form of established hedgerow and trees. The proposed building is of modern agricultural design whilst being sympathetic to the landscape.

The proposed building will provide vital storage for the farm machinery which is currently being stored outside.

In recent years, the value of farm machinery and equipment has increased significantly, especially new equipment. As a result, existing machinery and equipment has a higher value to the holding and owners wish to preserve the machinery's life.

The Applicant is required to cut the land for hay, control weeds through topping, undertake harrowing and rolling and manage the hedges.

The Applicant currently owns a selection of farm machinery, to include, but not exclusively, cultivator, chain harrow, roller, bale trailer, flat 8 bale grab and topper. This equipment is currently stored outside, within the same field as the proposed building. Storage outside is not ideal for farm machinery and can lead to weather damage.

There are no buildings on site which could be used for the storage of this equipment and machinery.

5.2 Access

The proposed building is located from the existing access track from the highway. The access is sufficient for large farm vehicles, and no alterations will be required.

5.3 Flooding

The site is located within Flood Zone 1 and the risk of flooding from surface water is very low.

6. **Conclusion**

The proposed development is acceptable against Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, and is reasonably necessary for the purposes of agriculture.

We therefore request the Local Planning Authority support for this application.

Yours faithfully



Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

August 2026