

DESIGN & ACCESS STATEMENT

IN RELATION TO A

FULL PLANNING APPLICATION

**FOR ERECTION OF ROOFING OVER A LIVESTOCK
GATHERING AREA**

FORMING PART OF:

**HARDENS FARM
LONDON ROAD
CHIPPENHAM
WILTSHIRE
SN15 3RB**

**APPLICANT: TOM FERRIS
T/A TYTHERTON HAY & STRAW LTD**

PREPARED BY:

**WEBBPATON
THE DAIRY
HOOK
ROYAL WOOTTON BASSETT
WILTSHIRE
SN4 8EF**

SEPTEMBER 2026

Partners

Mark Webb FRICS FAAV
Libby Hutchinson MRICS FAAV
Becky Farthing MRICS FAAV
Helen Wiltshire MRICS FAAV
George King MRICS FAAV ASA&g



**WebbPaton LLP Rural
& Commercial Valuers**

The Dairy Hook
Royal Wootton Bassett
Wiltshire SN4 8EF

Tel 01793 842055

post@webbpaton.co.uk
www.webbpaton.co.uk

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 application for the erection of roofing over a livestock gathering area.

BACKGROUND

The applicant operates a well-established farming enterprise, Tytherton Hay & Straw Ltd, and farms approximately 750 acres of owner-occupied and rented land and buildings in the local area. The applicant operates an arable and grass production and cattle enterprise, currently the business runs around 150 head of cattle. The applicant now seeks to make improvements to the farmyard infrastructure at Hardens Farm as the applicant's cattle numbers are increasing, and will continue to do so, sufficient cattle gathering and loafing area is now required.

The proposal is to roof over an existing livestock gathering area that is currently uncovered. Currently, rainfall frequently saturates the straw bedding and manure within the area, resulting in wet and difficult-to-manage conditions whilst producing large volumes of slurry, causing pressure on slurry storage capacity. The proposal is part of a wider programme of investment supported through the Countryside Stewardship Capital Grant Scheme which aims to reduce foul drainage, run-off and water pollution. Roofing the existing gathering area will provide a covered gathering area for livestock and will significantly improve the management of manure, straw and surface water and in turn improve animal health and welfare. In addition, the proposal will create significant environmental benefits from preventing rainfall from entering the area and in turn this will reduce the volume of contaminated runoff and minimise the risk of pollution. The proposal provides an environmental enhancement to an existing agricultural holding whilst supporting the objectives of the Countryside Stewardship Capital Grant Scheme by helping to protect water quality and promote sustainable farming practices.

This proposed work is also a suggestion from the local Catchment Sensitive Farming officer to Hardens Farm. The Catchment Sensitive Farming Officer confirmed the land is within a priority water area and targeted for nitrates, sediment and phosphate issues. Without the proposed roofing – this could lead to a pollution problem in surrounding watercourses. The proposal will collectively protect local watercourses ensuring the separation of clean and dirty water whilst also allowing easier cleaning of the loafing area, which in turn assists with controlling water pollution. The scheme requires planning permission to be obtained.

USE

The proposal will be for the erection of roofing over a livestock gathering area.

The proposal will be used directly in conjunction with the farming business and is also reasonably necessary for the purposes of agriculture, as demonstrated throughout this report, as it is improving what is already present to support established farm business.

DESIGN

The proposed roofing of the livestock gathering area will be a modest steel frame apex building on what was the old silage clamp but is now used as a cattle gathering area. The existing area is enclosed on the east, south and west elevations and has 3m high timber sleepers with steel bars above (making the clamp 4m high) with the north elevation open onto the yard. The proposal will remove the existing sleepers, and the proposed roofing will be a steel frame apex building and will measure 30.48m x 14.63m. The building will be 5.48m to the eaves, with a 12.5-degree roof pitch, totalling 7.06m to the ridge. The proposed roof will be profile corrugated natural grey reinforced fibre cement sheets with roof lights. The building will have PVC gutters and down pipes. The southern gable will be enclosed with 2m high concrete panels with Yorkshire boarding above. The northern gable end clad down to the height of the eaves. The western elevation will be enclosed with 2m high concrete panels with Yorkshire boarding above, and the eastern elevation open sided.

As shown on the plans and drawings submitted alongside this application, this building will be a general-purpose building of a typical agricultural design. The choice of materials

in the above proposal brings minimal impact to the surrounding landscapes, as the proposed roofing is fitting into the surrounding landscape and existing farmyard buildings whilst improving farm infrastructure.

The materials used will be in accordance with the RPA capital item listed below:

- RP28: Roofing

The proposed works are reasonably necessary for the purpose of agriculture, especially to contribute to reducing water pollution at ground and surface water level for both the farm and the catchment area. Further details are provided within the Catchment Sensitive Farming Officer report accompanying this application.

No public rights of way shall be affected by the proposal.

LAYOUT & LOCATION

All elements of the proposal are located within the existing farmyard at Hardens Farm, the roofing of the livestock gathering area in the centre of the yard. The positioning of the proposed roofing will provide minimal visual impact within the surrounding landscapes, situated within the centre of the farmyard with buildings of similar construction and height surrounding it. The siting will allow for sufficient turning space for agricultural machinery to access the building to clean the area, or pass through to the adjoining agricultural land if required.

The site is located approximately 0.3 miles to the east of the town of Chippenham, in the county of Wiltshire. The site is immediately surrounded by the farmyard, agricultural buildings, agricultural land, and a residential property to the south. London Road, Chippenham is a public highway to the south and provides access to the holding.

SCALE

The scale, siting and access of the proposal are considered appropriate for the intended use. The modest-sized roofing will be positioned within an existing farmyard and constructed of materials which match the existing buildings. The existing access will remain unchanged by the proposal.

ACCESS & TRAFFIC MOVEMENTS

The existing vehicular access to the farm will remain unchanged under this proposal, with access being via the existing farm drive which leads to the farmyard from the public highway. There is no requirement to amend the existing situation. It is anticipated that there will be no increase in traffic movements onto the public highway as a result of this development, as the agricultural business is long established, already operating a beef cattle enterprise, and the application is simply for farmyard improvements.

POLICY

The August 2026 National Planning Policy Framework (NPPF) confirms support for this proposal under Policy E2: Meeting the need for business land and premises. Policy E2 Paragraph 1(b) confirms *to support business growth, substantial weight should be given to [...] benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through for development for farm and agricultural modernisation*. The proposal is consistent with these objectives. The proposal collectively protects local watercourses ensuring the separation of clean and dirty water whilst also allowing easier cleaning of the loafing area, which in turn assists with controlling potential water pollution and benefits the environment.

Policy E4: Rural business development, which states *the sustainable growth of businesses in rural areas should be supported*. Paragraph 1(a) supports *the conversion of existing buildings and well-designed new buildings*. Paragraph 1(b) supports *the development and diversification of agricultural and other land-based businesses*. Finally, Paragraph 1(c) supports *development to maintain and enhance farm viability and sustainability and support [...] improved accommodation for livestock*. The proposal is consistent with these objectives. The proposal allows a well-designed agricultural building to provide an essential covered livestock gathering area for an existing agricultural business.

Likewise, 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 building to minimise environmental impact.

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 which has been designed to minimise impacts on the surrounding landscape, by being located within the existing yard.

BIODIVERSITY NET GAIN

The proposed building sits within the pre-existing agricultural hardcore and concrete yard; therefore, no biodiversity features will be impacted from the proposal. In addition, the proposal is under 0.2 hectares and is therefore exempt.

CONCLUSION

The application is for the erection of roofing over a livestock gathering area, which will provide essential infrastructure to improve an established agricultural business contributing to reducing water pollution in the surrounding watercourses and easing the ability to clean the farm. This is especially important in the uncertain times on the rising cases of bluetongue, TB, the uncertainty following Brexit, the subsequent reduction and removal of agricultural subsidies, and the uncertain future caused by the change in government.

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.