

**CONSTRUCTION OF A
FARM TRACK
TO
ACCESS APPROVED BUILDING,
FARM LAND OFF A429,
NORTH OF WAITROSE,
MALMESBURY**

PLANNING STATEMENT

June 2026





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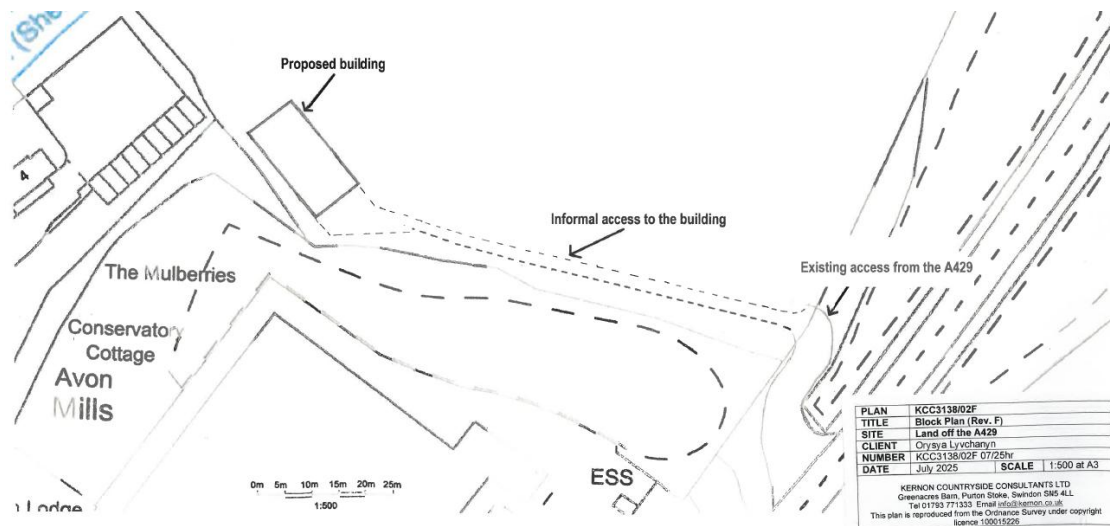
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1 INTRODUCTION

- 1.1 Prior approval was sought for the siting of an agricultural building on farm land off the A429, north of Waitrose, Malmesbury, in July 2025.
- 1.2 The Council's decision letter for PL/2025/06034 dated 11 August 2025 was that prior approval was not required. The development can therefore proceed as permitted development.
- 1.3 The application, an extract from the Block Plan being reproduced below, identified "informal access" to the building, as shown below.

Insert 1: Extract from the Block Plan from PL/2025/06034 (approved)



- 1.4 This application seeks planning consent for a short, approximately 80m length of track running along the field edge and as shown on the Block Plan. This will give all-weather access to the building.
- 1.5 This report:
- (i) sets out the proposals in section 2;
 - (ii) sets out relevant planning policy in section 3;
 - (iii) and makes a short planning assessment in section 4.

2 THE PROPOSALS

- 2.1 The application seeks to construct a hard surfaced track between the access and the building, broadly as shown below.

Insert 2: Google Earth with Track Location Shown (approx.)



- 2.2 As shown on the application plans, the track runs along the field edge. It is shown in the following photograph, looking from the east towards the west.

Photograph 1: Track (June 2026)

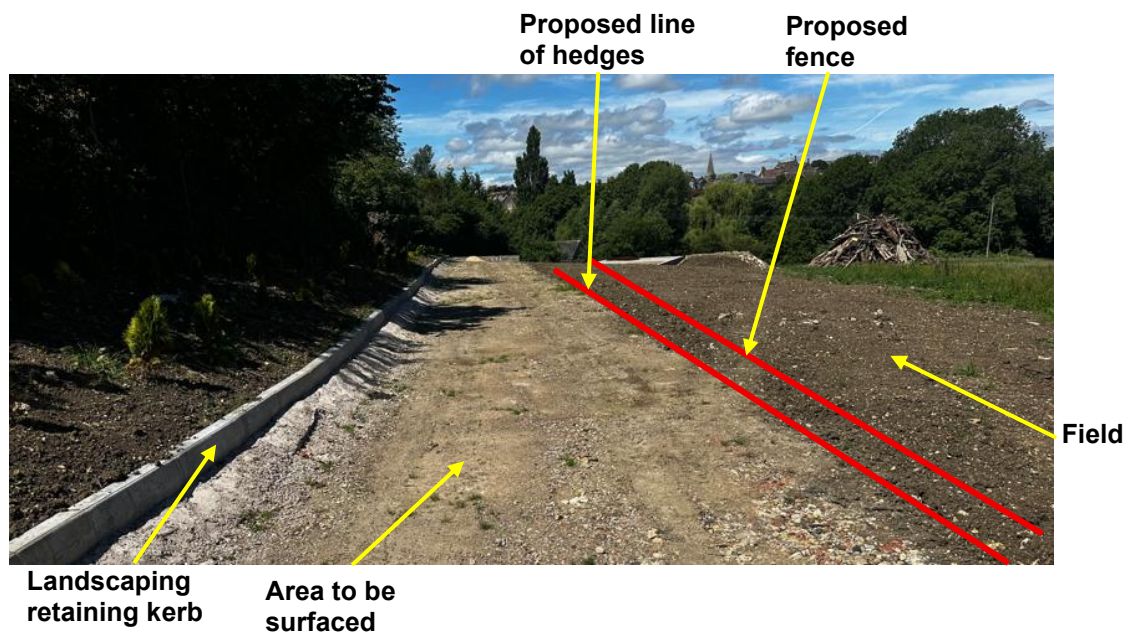


- 2.3 The track extends to the building, and includes a slightly wider area outside the building so that vehicles can turn.
- 2.4 Topsoil removed to create the track has been placed in short-term storage, and is being used to level the land back to the track.

2.5 On the southern edge a kerb has been installed to retain the landscaping works. The bank side has been cleared and partially replanted, and the kerb stops soil slipping down the slope onto the new track.

2.6 As shown on the plans, the intention is not to kerb the northern side. Rather a hedge will be planted alongside the track, to comprise mixed thorns (black and hawthorn), field maples, hazels and periodic dog rose. This is illustrated on the photo below. On the field side will be a stockproof fence to prevent sheep eating the establishing hedge.

Insert 2: Proposed Landscaping



2.7 As shown below, the track is already barely discernible against the screening vegetation adjacent to Waitrose. A hedge will mean that the track will be fully hidden in the landscape.

Photo 2: The Track as seen from the North



2.8 The foreground will be resown with grass, and will be grazed.

3 PLANNING POLICY

NPPF

- 3.1 The National Planning Policy Framework (December 2024) requires, in paragraph 88, that planning decisions “**should enable..... b) the development and diversification of agricultural... businesses**”.

Core Strategy

- 3.2 The Core Strategy (2015) policy 34 supports sustainable farming and food production through “**allowing development required to adapt to modern agricultural practices**”.

4 ASSESSMENT

- 4.1 This assessment is brief because the Council has permitted the construction of a building, with an informal access track shown on the application plans. The building is currently under construction as approved in PL/2025/06034 in accordance with the plan shown in insert 1.
- 4.2 This application seeks to retain a solid track which has been laid to provide machinery access so that the building can be built, and to finish it and landscape it. It follows the line of the 'informal' track on the approved building drawings.
- 4.3 In practical terms the track will mean that the potential for mud to be created by tractors, is minimised, and so will be beneficial.
- 4.4 The only difference between the approved informal access route and the surface the subject of this application will be visual.
- 4.5 The visual impact will be negligible. The track runs along the field edge, at the high end of the field. No public rights of way or dwellings look down on the track.
- 4.6 There will be a fleeting glimpse from the A429, but only for a person standing on the grass verge, which is not recommended, as shown below. This is a negligible visual impact.

Photo 3: View from the Verge of A429 (January 2026)



- 4.7 There are therefore operational benefits, but no adverse landscape or other impacts.

4.8 Planning consent can therefore be granted as the proposed development accords with the development plan.



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