

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04428
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Park Farm, Braydon, Swindon, SN5 0AQ
DEVELOPMENT DESCRIPTION:	Erection of two agricultural buildings to cover existing cattle handling and gathering areas.
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

Park Farm Braydon is a predominantly dairy farm which also operates a campsite from its holdings. Located to the north of Brinkworth, the main farmhouse and associated buildings lie to the south-west of Queen Street, with the campsite and further land to the opposite side.

The site contains numerous cattle and agricultural storage buildings, including, most recently, 20/05830/FUL for housing cattle.

The application site is subject to the following planning policy constraints:

- North Meadow SAC 9400m recreational buffer
 - Flood Zone 1 with no identified climate event risk of surface water flooding
 - BRIN
- 38 Lays to the Northwest of the site



Location plan showing positioning of barns and wider holding

2 PROPOSAL

The proposal seeks planning permission for the construction of 2no agricultural buildings by extending the roofing of existing agricultural buildings over the currently open stockyard.

Building A will measure 278.6m² being the existing gap between the straw barn and milking parlour. The mono-pitch roof will have a height of 4m at the lower eaves, rising to 5.5m where it connects to the agricultural building.

Building B will measure 109.8m², being the existing gap to the rear of the cattle building. The roof will have a height of 4m at the lower eaves, rising to 5m where it connects to the cattle building.

The proposed buildings will be constructed using grey steel stanchions, with both buildings being open sided. Building A will have grey concrete panels and Yorkshire timber boarding to the front and rear. The existing concrete yard and surrounding barns will remain the same and in situ.

3 PLANNING HISTORY

Proposal / Summary
16/05193/FUL - Full planning permission Decision - Approve with Conditions Date: 26/7/2016 – The proposal is to demolish the existing agricultural cubicle buildings and replace them with a new steel frame building as the existing buildings have fallen into a state of disrepair.
20/04915/APD - Agricultural & Forestry - Detailed matters Decision - Withdrawn Date: 13/7/2020 – Steel frame livestock building,
20/05830/FUL - Full planning permission Decision - Approve with Conditions Date: 15/9/2020 – Steel Frame Livestock Building
PL/2026/04018 - Full planning permission – Proposed agricultural building for storage of hay and straw <i>Currently in the consultation period.</i>

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.1.3 Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS) (adopted January 2015)* and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

4.1.4 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

4.1.5 Neighbourhood Plan:

Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 (Made July 2025)

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

5 ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

6 CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

Parish/Town Council: No objection

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

7 REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments were received.

7.1.1 Letters of Objection

Total letters of objection received: 0

7.1.2 Letters of Support

Total letters of support received: 0

8 ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The buildings are being erected in association with an agricultural dairy business. Agriculture is defined in Section 336 of the Town and Country Planning Act 1990 as:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

The proposed cattle barns are considered to meet the standards set out in the above definition.

Core Policy 34 is the WCS’s dedicated policy that deals with additional employment land. This policy states the following:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*

- iv. *are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.*

Where they:

- a) meet sustainable development objectives as set out in the policies of this Core Strategy and*
- b) are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and*
- c) are supported by evidence that they are required to benefit the local economic and social needs and*
- d) would not undermine the delivery of strategic employment allocations and*
- e) are supported by adequate infrastructure.*

Point ii of this policy is particularly relevant, as the proposed barns would be used for farming and food production, providing cover for cattle.

Core Strategy seeks to promote agriculture and land-based industries to move towards a higher value economy (as stated in Core Policy 34). Promoting agriculture in general is one of the plan's sustainable development objectives. In terms of principle, the proposal is therefore considered to be supported under Core Policy 34 of the WCS, subject of course to conformity with other relevant policies of the development plan.

8.2 Design and Impact on the Character and Appearance of the Rural Landscape

8.2.1 Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

8.2.2 Assessment

Core Policy 51 requires development to protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

In this instance the design and scale of the barns are of typical agricultural buildings of this nature, similar to that found in the locality. Sited within a complex of existing farm buildings and surrounded by other structures, the proposal is considered to fit comfortably into the rural landscape.

Having regard to the above, the proposal is considered to comply with the design principles set out in Core Policies 51 and 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

8.3 Amenity

8.3.1 Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity. These policies guide the assessment of amenity impacts..

The proposal is for structures to cover existing cattle yards within an established agricultural practice. The proposal is a significant distance from neighbouring properties and will not result in loss of privacy or amenity nor is it considered to result in increased odour or noise from the cattle over the existing.

Ecology and Biodiversity

8.3.2 Policy Context

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply

8.4 Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered to accord with the Development Plan.

Accordingly, planning permission should be granted.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design and Access Statement;

Proposed Side Elevations;

Proposed Front & Rear Elevations;

Site Plan;

Location Plan;

Proposed Floorplan

Received 15.07.26

REASON: For the avoidance of doubt and in the interests of proper planning.

3.If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area.

4.The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

5.Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.