



PLANNING DESIGN & ACCESS STATEMENT

Application:	Roofing of existing commercial clamp & associated works.
Property:	Raydown Farm, Eddington, Westbury, BA13 4NW
Client:	Mr & Mrs Arrowsmith
Date:	September 2025
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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1.0 INTRODUCTION

- 1.1 Woolley & Wallis have been instructed by Mr and Mrs Arrowsmith to submit an application for the installation of a roof over the existing clamp at the site.
- 1.2 The purpose of this report is to identify and detail on planning considerations in respect to the application above.
- 1.3 Accompanying Documentation:
 - a) Location Plan
 - b) Block Plan
 - c) Existing and Proposed Elevations

3.0 SITE INFORMATION

General

- 3.1 The site is a rural property located in open countryside outside Edington. It comprises an established agricultural holding with farm buildings, a yard and surrounding agricultural land. Raydown Farmhouse adjoins the farmyard.

Access

- 3.2 The site is accessed directly from Edington Road, which connects Steeple Ashton and Edington, via an entrance to the north of the farm buildings.
- 3.3 Rights of way - There are no Public Rights of Way crossing the proposed development site.

Designations

- 3.4 The following designations and site constraints have been identified for consideration.
- 3.5 The site does not lie within an Area of Outstanding Natural Beauty, now known as a National Landscape. The nearest Site of Special Scientific Interest is approximately 1,000 metres from the site.

Flood Risk

- 3.6 The site is not within an area identified as being at risk of flooding from rivers or the sea.

Heritage Assets

- 3.7 Housecroft Farmhouse is a Grade II listed building situated over 350 metres to the south. The officer's report for application PL/2024/02211 identifies intervening farm buildings as providing visual buffering between the properties.
- 3.8 The property does not lie within a conservation area nor are there any scheduled monuments in the locality.

Ecology / Habitat Regulations

- 3.9 The application area comprises existing concrete clamp structures and associated hardstanding within the established farmyard.
- 3.10 There are no mapped priority habitats within or in close proximity to the application site.
- 3.11 The application site lies within the grey recreational impact zone identified in the Trowbridge and Westbury Bat Mitigation Strategy, which relates to recreational pressure on woodland habitats supporting bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation.

4.0 BACKGROUND & PROPOSAL

- 4.1 Raydown Farm was historically operated as a dairy holding. The farm previously accommodated an above ground steel slurry store, which has since been removed, and a silage clamp which remains on site. Planning permission for the silage clamp was originally granted under reference W/89/00456/FUL.
- 4.2 The clamps were used to store maize or grass silage for winter fodder. Silage would be stacked, often above the concrete panel walls, and covered with black plastic sheeting secured by tyres or similar weights.
- 4.3 Following the cessation of dairying, the clamps ceased to be used for silage storage. Planning permission was subsequently granted in 2012 for their use for commercial storage under reference W/06/00243/FUL.

Proposal

- 4.4 To improve the functionality of the existing commercial storage space, the proposal seeks permission to install a simple roof over the former silage clamps.

Scale / Construction

- 4.5 The development will utilise the existing concrete panel walls, steel stanchions and concrete footprint of the clamps. The existing stanchions will be extended by approximately one metre to accommodate a simple steel box section roof structure. The eastern gable will remain fully open, whereas the western gable will be clad in standard agricultural steel box profile sheeting. The proposal represents a minor and logical adaptation of the existing infrastructure, reflecting typical farmyard construction.

Drainage

- 4.15 The proposed development relates solely to the installation of a roof over an existing concrete clamp structure and does not result in any increase in footprint or impermeable area. Rainfall intercepted by the proposed roof would otherwise fall onto the existing concrete surface. Accordingly, no material increase in the volume of surface water runoff is anticipated.

5 PLANNING ASSESSMENT

- 5.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose 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".

- 5.2 At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the West Wiltshire District Plan First Alteration June 2004 & the Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020). The Wiltshire Core Strategy provides the principal local policy framework for assessing this proposal.

- 5.3 The submitted Wiltshire Local Plan review was formally withdrawn from examination in May 2026 following the Inspectors' identification of significant soundness concerns. It does not form part of the adopted development plan and is not relied upon in this assessment.
- 5.4 The National Planning Policy Framework (NPPF), published in August 2026, sets out the Government's national planning policies and is a material consideration in determining this application. Policy S3 establishes a presumption in favour of sustainable development, providing that proposals which accord with both an up to date development plan and the Framework's decision making policies should be approved without delay.

6 PRINCIPLE OF DEVELOPMENT

- 6.1 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 6.2 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 6.3 Core Policy 15 provides the community area-based policy in this instance. This is silent the proposed development however it does state that 'Melksham is identified as having an important strategic employment role'. With its location close to the A350
- 6.4 The application site lies in open countryside, where development generally requires support from an exception policy identified in paragraph 4.25 of the supporting text to Core Policy 2. Core Policy 34 is one such policy, with criterion ii supporting development required to adapt to modern agricultural practices and diversification.
- 6.5 For the avoidance of doubt this application does not cover any change of use with the commercial storage use of the former silage clamps having been permitted under application W/06/00243/FUL, establishing their use as part of the diversification of Raydown Farm following the cessation of dairying. The current proposal improves that established diversification through the addition of a simple roof, providing protection from the weather and enabling more functional use of the storage space whilst retaining its existing footprint and permitted use.
- 6.7 Policy S5(1)(c) of the NPPF supports proportionate alterations to lawful buildings of permanent and substantial construction outside settlements. The proposal retains the existing concrete walls and steel stanchions, with a modest increase in height and no enlargement of the footprint. It is therefore considered a proportionate alteration consistent with this policy.
- 6.8 Accordingly, the proposal is considered acceptable in principle as an improvement to an established farm diversification activity, supported by Core Policy 34(ii) and Policy S5(1)(c) of the NPPF. A key consideration is its effect on the character and appearance of the surrounding landscape. As detailed below, the proposal's scale, form and materials are appropriate to the established farmyard setting and meet the relevant criteria of Core Policies 51 and 57.

7 IMPACT ON NEIGHBOURING AMENITY

- 7.1 The proposal comprises a roof over existing clamps within an established commercial yard, with no change to the permitted use or material increase in activity. No external lighting is proposed.
- 7.2 Given its scale and position within the existing farmyard, the proposal is not considered to result in harmful overlooking, overshadowing or an overbearing impact on neighbouring occupiers. It therefore accords with Core Policy 57.

8 IMPACT ON HIGHWAYS

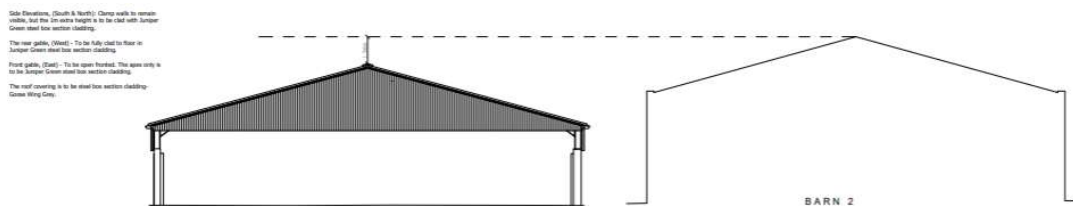
- 8.1 The site is served by a new purpose built access recently permitted under application PI/2024/02211 which covered the "*Closure of existing access's and creation of new access*". At the time of the application Wiltshire highways were consulted and commented the following "*The geometry and visibility splays proposed are considered acceptable*". The gates are set back and the first 10m+ is a consolidated surface.
- 8.2 The now available access is a significant improvement on the access that was available when the commercial use of the silage clamps was permitted.
- 8.3 The access currently accommodates all vehicular movements associated with the lawful use of the site (agricultural and commercial).
- 8.4 The yard itself is well established, with sufficient space for vehicle turning, manoeuvring and parking within the site. That being said, the amount of commercial space is not changing therefore this should not be a consideration.
- 8.5 It is considered that the proposed development would not result in any unacceptable impact on highway safety to justify a refusal on highway grounds.

9 IMPACT ON ECOLOGY

- 9.1 The proposed development is located within an existing farmyard and relates to the covering of former silage clamps which are formed of concrete panels and hardstanding. The application site is therefore entirely previously developed and of negligible ecological value.
- 9.2 The proposal does not involve the loss of any vegetation, habitat or features of ecological interest. As such, there will be no adverse impact on biodiversity as a result of the development.
- 9.3 Given the nature and scale of the proposal, and the absence of any habitat, the development is considered to fall below the threshold for Biodiversity Net Gain requirements.
- 9.4 Accordingly, the proposal accords with Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework, which seek to protect and enhance biodiversity.

10 IMPACT ON LANDSCAPE

- 10.1 The proposed development is located within an established farmyard setting and relates to the covering of existing clamp infrastructure. The clamps are positioned between existing buildings and form part of the wider built grouping on the site.
- 10.2 The proposal comprises a modest extension of the existing steel stanchions (circa 1m) to facilitate the installation of a roof over the clamp (see below). The overall scale of the development remains limited, with the resulting structure maintaining a low eaves height and a ridge height that sits below that of the adjacent agricultural building. As such, the development will appear clearly subservient within the context of the wider farmstead.



- 10.3 In design terms, the proposal reflects a typical agricultural form, utilising the existing concrete panels and steel frame. The addition of a simple roof structure will read as a natural and logical evolution of the existing yard, consistent with standard farmyard development.
- 10.4 Views of the development from the north and east will be largely contained by the existing built form, with surrounding buildings providing a high degree of visual containment. The proposal does not extend beyond the established footprint of the clamps and will not introduce any encroachment into the open countryside.
- 10.5 It is also relevant that the silage clamp was historically filled above wall height and covered, resulting in a level of bulk and visual presence comparable to the proposed development. In this context, the addition of a roof does not give rise to any materially greater landscape impact.
- 10.6 Accordingly, it is considered that the proposed development will have a negligible impact on the character and appearance of the surrounding landscape and accords with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

11 CONCLUSION

- 11.1 The proposal represents a modest improvement to an established farm diversification activity, providing a roof over existing lawful commercial storage without changing its use or extending its footprint. It will make more functional use of existing infrastructure and is considered acceptable in principle under Core Policy 34(ii) and Policy S5(1)(c) of the NPPF.
- 11.2 The scale, form and materials are appropriate to the established farmyard setting, with surrounding buildings providing visual containment. No unacceptable impacts on landscape character, neighbouring amenity, highway safety or biodiversity are anticipated.
- 11.3 The proposal is therefore considered to accord with the relevant development plan policies and national planning policy, and planning permission is respectfully sought.