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Our Ref: ALL/6316

23 September 2026

Dear Sirs

Applicant:	**Fieldfare Farms Ltd**
Site:	**Barn at Ford Farm, Old Malthouse Lane, Ford, Salisbury, SP4 6DR**
Development:	**Prior approval for change of use of an agricultural building under Class R to flexible commercial use**

This letter accompanies the above Prior Approval application for the change of use of an agricultural building under Class R to flexible commercial use.

Background

Ford Farm comprises an agricultural unit of approximately 595.46 acres, which is primarily used to grow combinable crops alongside voluntary environmental management. The farm also runs a small herd of Highland cattle, which are used for conservation grazing on nearby Bracknell Croft and Cockey Down.

The building in question, subject to this application, has been primarily used for storage of agricultural machinery, seed and fertiliser in connection with the mixed farming enterprise at Ford Farm.

Class R Legislation

Under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, agricultural buildings and any land within its curtilage can change use to flexible commercial use subject to complying with certain criteria. We have set out below the relevant criteria along with our analysis of this proposal against these criteria:

Use Class

The proposed change of use will fall within Class E (commercial, business or service) of Schedule 2, Part A of the Use Classes Order.

Class R1 Considerations:

Criteria (a) – Agricultural Use

The building subject to this application was used for agricultural use as part of an established agricultural unit for a period of more than 10 years prior to the date of this application with no intervening non-agricultural uses.

Criteria (b) – Floor Space

An application was made in 2013 under reference 13/02483/PNCOU to change use on 500 m^2 of floor area within a different agricultural building.

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This application seeks to change use on the gross internal floor area of the building in question, which measures 460.59 m^2 overall, as shown shaded yellow on the accompanying Block Plan. The cumulative total floor area having changed use under Class R would therefore be 960.59 m^2 and well within the limit of 1,000 m^2.

A corresponding outdoor curtilage area is proposed, which will be used for parking, outdoor storage and loading/unloading. For the avoidance of doubt, the external curtilage area extends to approximately 460.59 m^2 and is shown shaded green on the accompanying Block Plan.

Criteria (c) – Military Explosives Storage Area

The site is not and does not form part of a military explosives storage area.

Criteria (d) – Safety Hazard Zone

The site is not and does not form part of a safety hazard zone.

Criteria (e) – Listed Building or Scheduled Monument

The building is not and does not fall within the curtilage of a listed building or scheduled monument.

<u>Class R3 Considerations:</u>

Criteria (1)(b) – Cumulative Floor Space Exceeds 150 m^2

Where the cumulative floor space of the building proposed for change of use under Class R exceeds 150 m^2, individuals must apply to the local planning authority for a determination as to whether prior approval will be required in relation to:

i. *transport and highways impacts of the development;*

   The proposed change of use will utilise an existing vehicular access from the south, off Malthouse Lane. This is represented by the grey hatched area on the accompanying Block Plan. The access is constructed of a hard surface and which is suitable for accommodating all types of vehicles that may require access to the building in question.

   Please refer to the accompanying Transport Statement prepared by Nick Culhane.

ii. *noise impacts of the development;*

   The building in question subject to this application is located to the south of the farmyard at Ford Farm to which the closest residential dwelling is located approximately 230 m south of the Application Site, being within the Applicant's ownership.

   The building forms part of a wider farmyard along with another commercial building occupied by Fieldfare Trailers Centre. The surrounding farmland is owned by the Applicant with the next nearest residential dwelling (outside of the Applicant's ownership) being over 400 m distant.

   It is not expected that approval of this application will create any adverse noise impacts on nearby private dwellings.

iii. *contamination risks on the site; and*

   There are no apparent contamination risks or concerns on the Application Site.

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iv. flooding risks on the site,

The Application Site is located within a Flood Zone 1 with a 1% change of surface water flooding (150-300 mm). However, the proposed use is not anticipated to increase the risk of surface water flooding as there are no material changes proposed to the building or the surrounding curtilage.

Landscaping & External Appearance

The building subject to this application at Ford Farm has limited private views and is well screened by other agricultural buildings and the surrounding landscape. There is a public footpath that runs to the north of Ford Farm, with the building in question screened from the footpath by other buildings. With no external changes proposed in this application, it is considered that approval of this application would not create a negative impact on the visual appearance of the Application Site.

Summary

It is considered that this application complies with the relevant criteria for change of use under Class R and would not create any adverse highway, amenity, contamination or flooding impacts as a result of the proposed flexible commercial use.

We would be happy to provide any additional supporting information should it be necessary. Otherwise, we look forward to receiving your feedback in due course.

Yours faithfully

Woolley & Wallis

Woolley & Wallis LLP