



PLANNING STATEMENT

Application:	Erection of general-purpose agricultural storage building– Sch 2, Part 6, Class A GDPO
Property:	Nonsuch Cottage Farm, 186 Westbrook Road, Bromham, Chippenham, Wiltshire, SN15 2ED
Client:	Mr L Johnson
Date:	October 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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Site Description & Background

The applicant has recently acquired the agricultural holding, which was previously farmed by a third party. During this period, no agricultural buildings were erected on the holding. The applicant now wishes to farm the land in hand, enabling the holding to be managed directly as part of their wider agricultural operations.

In order to facilitate the efficient and practical management of the holding, the provision of an agricultural building is required to support the applicant's farming activities and meet the operational needs of the holding.

Due to the absence of suitable storage facilities, the applicant is currently required to store essential agricultural machinery and equipment in the open. This exposes valuable assets to the elements, resulting in weathering, rusting and deterioration, which in turn affects their operational lifespan.

To support the continued growth of the business, the applicant now seeks consent to erect a general-purpose agricultural storage building, providing secure, weatherproof accommodation for machinery, tools and the surplus fodder.

Proposal

The applicant wishes to erect a single storage building of standard agricultural construction being of steel portal frame construction with a cement fibre roof and olive-green steel box selected sheeted elevations and will be equipped with a roller shutter door in each 15ft bay for added security.

The building will measure 60ft (18.28m) in length by 30ft (9.14m) in width.

The building will measure 4.2m to the eaves, and 5.42m to the ridge.

To the south of the building the applicant would like to lay a small yard to make accessing the building easier during winter months. The yard will match the building in size.

The yard will be of standard agricultural construction being excavating to 250mm, installing a geotextile membrane, adding a compacted layer of clean stone, and finishing with a 50–75mm topping of road planings to create a stable, well-drained surface suitable for farm vehicles. The finished level of the yard will match the existing field level.



Schedule 2 Part 6 Class A GDPO

Permitted development

- A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of -
- a) works for the erection, extension or alteration of a building; or
 - b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The matter of reasonable necessity is addressed above 'under proposal'. In addition, the willingness of the farming business to invest in the construction of the agricultural building demonstrates that it arises from a genuine agricultural need, directly connected to the operational requirements of the holding. The building is not speculative development but development that supports the efficient management of the holding.

The GDPO test is whether the works are 'reasonably necessary' for agriculture, not absolutely essential. In this case, the building plainly meets that threshold, providing clear operational benefits to the holding.

Development not permitted

A.1. *Development is not permitted by Class A if -*

- A) *The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;*

The development would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area. The land upon which the barn is proposed extends to 27.85 acres.

- B) *It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;*

No development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

- C) *It would consist of, or include the erection, extension or alteration of a dwelling;*

It would not consist of any alteration of a dwelling;

- D) *It would involve the provision of a building, structure or works not designed for agricultural purposes;*

As set out above there is an agricultural need for the building to service the agricultural holding;

- E) *the ground area which would be covered by—*

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations (F1 would exceed 1,000 square metres); or*
- (ii) any building erected or extended or altered by virtue of Class A (F2 would exceed 1,500 square metres),*

F3... calculated as described in paragraph D.1(2)(a) of this Part;

D.1(2)(a) – "Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development";

The building extends to 167.08m².

There have not been other buildings or structures granted in the last two years. This criterion is therefore met.

- F) The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;*

We are not aware of an aerodromes within 3 kilometres, council to confirm;

- G) The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;*

The height of the proposed structure would not exceed 12 metres in height;

- H) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;*

The proposed development would not be within 25 metres of a trunk or classified road.

- I) It would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;*

The proposed building is not to be used for the accommodation of livestock, or the storage of sewage / slurry waste.

- J) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;*

The proposal would not involve excavations or engineering operations on or over article 1(6) land and is not connected with fish farming;

- K) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –
(i) Would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
(ii) Is or would be within 400 metres of the curtilage of a protected building.*

The proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.

- L) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.*

The building would not be within the curtilage of a scheduled monument.

