

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05849
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	White Lodge Farm, Braydon, Swindon, SN5 0AD
DEVELOPMENT DESCRIPTION:	Agricultural barn for the storage of straw
RECOMMENDATION:	Prior Approval Refused

SITE DESCRIPTION/CONTEXT

The application site is located at White Lodge Farm, an established agricultural holding comprising both pig and dairy enterprises. The farm lies within a rural setting characterised by open farmland, pastoral fields, and a dispersed pattern of agricultural buildings. The immediate and surrounding land uses are overwhelmingly agricultural, reflecting the working nature of the farmstead and its operational needs. However, several buildings around the area have been converted to dwellings and a care home.

The proposed straw barn is to be situated within a grassland field to the east of the main pig enterprise. This field has historically been regraded along its southern boundary to provide a level development platform, enabling the previous construction of agricultural buildings to the south and west. As a result, the topography within the application area is generally level, with gently sloping land beyond.

The site is well-contained within the wider landholding. It lies north of the primary cluster of pig buildings and adjacent to existing farm infrastructure. Hedgerows and mature trees enclose much of the field. Public Rights of Way (including PURT149 and PURT147) run in proximity to the site.

The site comprises improved, heavily grazed grassland, typical of farmland supporting intensive livestock operations. The field forms part of the day-to-day working environment of the farm and is directly associated with the adjoining agricultural buildings.

There are no designated heritage assets, ecological designations, or other environmental constraints within the site.

PROPOSAL

The proposed barn would be located north-east of the existing farmstead and set perpendicular to the main access road to the south. Measuring approximately 42.7m long and 12.2m deep, the barn would have two open sides with an oversailing roof on the eastern side. The overall height of the structure would be approximately 6.8m, with eaves at 4.9m.

In terms of materials, the lower sections of the walls would comprise concrete panels with Yorkshire boarding above. The roof would be fibre cement boarding.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/01/00426/FUL - White Lodge Farm , Braydon, Swindon, Wiltshire, SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 18/7/2001 – 20M LATTICE TOWER COMPLETE WITH 2NO 600MM DISHES, 3NO ANTENNAS, AN EQUIPMENT CABIN, ASSOCIATED EQUIPMENT WITHIN A POST AND RAIL STOCKPROOF FENCE
13/05419/FUL - White Lodge Farm Braydon Swindon Wiltshire SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 23/12/2013 – Erection of Agricultural Building
N/97/00474/FUL - White Lodge Farm Braydon Purton PURTON - Full planning permission Decision - Unknown Date: 16/4/1997 – ERECTION OF AGRICULTURAL BUILDING AGRICULTURAL BUILDING
N/07/01834/FUL - White Lodge Farm, Braydon, Wiltshire, SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 21/8/2007 – Silage Clamp
N/87/00214/REM - O.S.6447 White Lodge Farm Braydon PURTON - Reserved Matters Decision - Approved Date: 16/3/1987 – DETAILS OF DETACHED BUNGALOW AND PARKING FACILITIES
N/93/00143/FUL - Woodlands White Lodge Farm Purton PURTON - Full planning permission Decision - Approved Date: 26/2/1993 – ERECTION OF ENHANCED ENVIRONMENT PIG UNITS PIG UNITS
18/10844/FUL - White Lodge Farm Braydon Swindon Wiltshire SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 25/1/2019 – Extension to steel framed pig buildings
19/07354/FUL - White Lodge Farm Braydon Swindon Wiltshire SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 4/10/2019 – Construction of steel framed calf rearing building.
19/01674/PNCOU - White Lodge Farm Braydon Road Braydon Swindon Wiltshire SN5 0AD - Notification Decision - Prior Approval Granted Date: 9/4/2019 – Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse and for Associated Operational Development.
16/00766/HRN - White Lodge Farm Braydon Swindon Wiltshire SN5 0AD - Hedgerow Removal Decision - NOOBJECT Date: 1/3/2016 – Removal of 50 Metres of Hedgerow
PL/2025/07145 - White Lodge Farm, Braydon, Swindon, SN5 0AD - Prior notification: Building Decision - Withdrawn by Applicant Date: 24/9/2025 – Barn for storage of straw
PL/2025/08027 - White Lodge Farm, Braydon, Swindon, SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 21/4/2026 – The erection of a new barn for the storage of straw.
PL/2025/08425 - White Lodge Farm, Braydon, Swindon, SN5 0AD - Full planning permission Decision - Approve with Conditions Date: 21/4/2026 – The excavation of an earth banked slurry lagoon
PL/2026/04007 - White Lodge Farm, Braydon, Swindon, SN5 0AD - Approval of details reserved by a condition Decision - Approve Date: 4/9/2026 – Discharge of conditions 4 (Odour Management Plan), 5 (Details of Liner) and 6 (Surface Water Drainage Strategy) of PL/2025/08425

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to

the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain types of agricultural development may be permitted, including:

- The erection, extension, or alteration of a building;
- The formation or alteration of a private way;
- Excavations or the deposit of waste material (where the relevant area exceeds 0.5 hectares);
- The placing or assembly of a tank in any waters.

Where such development is proposed, the developer is required to apply to the local planning authority for a determination as to whether prior approval is needed. This prior approval process is limited in scope and relates only to the following matters:

- The siting, design, and external appearance of the building;
- The siting and means of construction of the private way;
- The siting of the excavation or deposit;
- The siting and appearance of the tank.

ASSESSMENT

Does the Proposal Qualify as Permitted Development?

Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development does **not qualify as permitted development, and therefore planning permission would be required for the proposed works.**

The Planning Statement describes that White Lodge Farm has recently split into two distinct holdings operating completely separate from one another and that the applicant is of the opinion that this new unit benefits from its own Permitted Development Rights.

The planning history reveals that an application in 2025 (ref: PL/2025/07145) was withdrawn by the applicant for the reason that the wider site was subject to an application in 2019 for the conversion of a building to a residential unit. A subsequent application for full planning permission for that barn was then submitted and approved by the Local Planning Authority.

It is considered that the subsequent subdivision of part of the site, to enable further permitted development permissions does not, without further consideration of the factual circumstance, fully establish that the land should now be treated as a different established agricultural unit for the purposes of the GPDO. The relevant agricultural units, its extent and history therefore need to be fully established with evidence.

It has been noted by the Case Officer that the forms submitted for this proposal, which include the supporting documentation and application form all reference the same farm name and landowner as the preceding applications for the barn and slurry pit.

Is Prior Approval Required?

Regardless of the tenure, ownership of land holding issues referenced above, it is noted that the land within the immediate vicinity of the site has extant permission for a similar barn, PL/2025/08027, located due south of that proposed in this submission. Furthermore, it would appear to be sited directly adjacent to a slurry pit approved under PL/2025/08425. As such, this additional structure is considered to result in a significant addition and built form in this rural area which would detract from the tight and compact nature of the main farmstead. No evidence has been forthcoming for the requirement of a further second barn building for the storage of hay.

There would be clear vantage points from adjacent public right of way with this additional building resulting in sprawl of the built form of the existing farmstead. Albeit this farmstead is considered large, it is relatively self-contained and viewed as a singular unit. Additionally, the extant barn referenced earlier in this report was located close to the wood land to the south, which would be considered a more visually discrete location.

CONCLUSION

Prior approval is not granted, as the proposal fails to demonstrate that the parcel land subject of this submission benefits from Permitted Development Rights and furthermore that the development would be acceptable in terms of its siting.

RECOMMENDATION:

That prior approval is REFUSED.

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting documentation, and the findings of this report the proposal does not comply with the criteria for permitted development under Class A, and therefore planning permission is required for the proposed works and the application is refused.

RECOMMENDATION:

That prior approval be REFUSED.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
A	Does the proposal involve the carrying out, on agricultural land forming part of an agricultural unit of 5 hectares or more, of either: (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?	Yes

Criteria (A.1) – Development not permitted by Class A:

(a)	Is the development proposed to be carried out on a separate parcel of land forming part of the agricultural unit that is less than 1 hectare in area?	No
(b)	Would the development consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or Class S of Part 3 (changes of use) has been carried out within the last 10 years?	Yes
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No
(e)(i)	Would the ground area covered by any works or structures (excluding fences) for accommodating livestock or plant/machinery arising from engineering operations exceed 1,000 square metres?	No
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No
(f)	Is any part of the proposed building, structure, or works within 3 kilometres of the perimeter of an aerodrome and would exceed 3 metres in height?	No
(g)	Is any part of the proposed building, structure, or works not within 3 kilometres of an aerodrome and would exceed 12 metres in height?	No
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No
(i)	Would the development consist of, or include, the erection or construction of, or works to, a building, structure, or excavation used or intended for the accommodation of livestock or storage of slurry/sewage sludge, and be within 400 metres of the curtilage of a protected building?	No
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No
(k)(i)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system be used for storing waste not produced by that system or fuel not produced on land within the unit and be within 400 metres of the curtilage of a protected building?	No
(k)(ii)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system and be within 400 metres of the curtilage of a protected building?	No
(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?	No