

PLANNING STATEMENT

Full planning for the installation of an agricultural access and track

at

Burderop Farm, Dairy Road, Burderop, SN4 0PZ

On behalf of

Mr Margesson

4th January 2024

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1.0 Introduction

- 1.1 This planning statement accompanies an application for the proposed installation of an agricultural access and access track, submitted by George Tiley of Carter Jonas on behalf of Mr Margesson.
- 1.2 This statement will provide sufficient information to demonstrate the agricultural and planning need for a new access and track at Burderop Farm to access the land and buildings.

2.0 Site Description And History

- 2.1 Burderop Farm is in the village of Burderop, located to the south of Swindon which is within the North Wessex Downs National Landscape.

2.2 Farming System

Burderop Farm forms part of the larger arable farm run by Whatley Brothers which extends to circa 2,750 Acres. Burderop Farm is currently accessed past five houses along a narrow track. This has limited the access to the building for larger agricultural machinery, making the buildings less viable. With a new access, they will be able to utilise the buildings fully. It will also give a better access than the current one to the land at this farm.

2.3 Details of Proposal

The proposal is to install a new access from the C3088 replacing the access which has been blocked off further south than the proposed access. The previous access which was located to the south of the proposed had to be closed as it was being used as access by pedestrians to trespass onto the land due to its proximity to several houses.

From the new access, there will be a new access track installed to the farm buildings. The new gateway will be 5 meters wide within the field, allowing easy access for large agricultural machinery. The track will run from the gateway along an existing hedge line for circa 345m to an existing track by the farm buildings (see plan J0077842 01 for further details). The track will be constructed of crushed stone giving a permeable finish and will be 4 meters wide.

The proposed location of the gateway has been chosen to give visibility of circa 160m in both directions in line with the Manual of Streets.

3.0 Use

The proposed access and track are for agricultural use in line with the existing use of the land. It will provide access to the land and buildings at Burderop Farm.

4.0 Scale

The scale of the access and track has been determined by the proposed use and need for agricultural machinery to use it. The Manual of Streets has been taken into consideration when assessing the width of the new entrance way and the visibility needed.

5.0 Planning Policy

5.1 National Planning Policy

5.2 Within the National Planning Policy Framework, section 88 states planning policy and decisions should enable the development and diversification of agricultural and other land-based rural businesses. This application will help support this rural economy as it will allow the farm to be farmed more efficiently.

5.3 Local Planning Policy

5.4 Considering local planning policy, Swindon Borough Local Plan 2026 policy TR2 b states that “Development shall be permitted where proposals provide access that is appropriate to the scale, type and location without detriment to highway safety...”.
The proposed access provides access which is appropriate to the scale of the land and buildings it will serve. The access has also been located so it does not affect the safety of the highway.

5.5 North Wessex Downs Management Plan

As the land lies within the North Wessex Downs Protected Landscape, we have reviewed the management plan for this area. It mentions that changes to the landscape should be avoided by the replacement of hedgerows with fences. This has been mitigated within the application by the proposal to plan a new hedge behind the gate. This will provide a screen from the road which will avoid a change to scenery from this viewpoint.

6.0 Other Considerations

6.1 Access and Traffic Movement

The proposed gateway has been located to give sufficient visibility when pulling out of the proposed gateway. The gateway will increase the number of traffic movements coming out onto the C3088 but will reduce the number coming out onto the B4005 from Dairy Road past the residential properties on this lane. The track will therefore reduce the number of traffic movements by residential properties. This a safer access onto the road compared to the existing access on to B4005.

7.0 Conclusion

7.1 Considering the above, it is considered that this application shows there is a need for a new access to Burderop farm buildings to allow safe access away from residential properties. This will also allow the buildings to be utilised fully.

The location and scale of the proposed has been considered to provide safer access which does not negatively affect the highway or protected landscape, whilst providing access for larger agricultural machinery.

7.2 **If any conditions are proposed to be attached to the decision notice, please can these be pre-agreed in writing prior to issuing the decision notice.**

8.0 Disclaimer

- 8.1 Neither the whole nor any part of this report may be reproduced in any document, circular or any other statement without the prior written consent of Carter Jonas, as to both the form and context in which it will appear.
- 8.2 If this report is disclosed or made available to any third party then it shall be disclosed in full and these terms and conditions shall be disclosed to, and imposed on, any such third party.
- 8.3 This report has been prepared by George Tiley who is a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers.



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Dated 15th January 2024