

PERMITTED DEVELOPMENT PLANNING STATEMENT

RE: PROPOSED AGRICULTURAL BUILDING TO BE SITED AT HARESBOOK FARM, GREENWAY, TOCKENHAM, WILTSHIRE, SN4 7PW

The Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 (as amended) (the GPDO)

Schedule 2 Part 6 Agricultural and Forestry Permitted Development Rights

Planning Statement with Agricultural Justification in connection with a Prior Notification Proposal to Wiltshire Council (the LPA) for the construction of a portal framed farm building at Haresbrook Farm

Applicant: Mr Ben Truswell, trading as Haresbrook Farm February 2026

A. Background and Permitted Development Rights

The land at Haresbrook Farm (the Farm) was purchased in 2023. This property extends to some 2.51 hectares (6.19 acres). It is situated on the south side of Greenway, a country lane, and to the south eastern part of the parish of Tockenham.

Earlier this year owing to the agricultural business' (trading as Haresbrook Farm) reasonable necessity to do so, the Applicant and his wife took on the occupation of additional adjoining land located on the north side of Greenway known as the "Field of Dreams" through two matching deeds of farm business tenancy each for a fixed term continuing until 28th September 2032. The north part amounts to 1.05 hectares and 2.60 acres and the south part, 2.61 hectares and 6.46 acres.

A plan to identify all three land parcels is provided by way of Annex 1.

By virtue of the business' aforementioned reasonable necessity the coming together of the land at Haresbrook Farm and the two parts of the Field of Dreams, collectively 6.17 hectares (15.25 acres approx) the overall farm land has become in effect an agricultural planning unit being over the area threshold of five hectares for the purposes of Part 6 of Schedule 2 to the GPDO with supporting reasoning given below.

Prior Notification

A prior notification for proposed agricultural operational development under the Town and Country Planning Act General Permitted Development (England) Order SI 2015 No. 596 ('the GPDO') as amended was submitted during February 2026 to the LPA for the construction of a portal frame three bay open fronted agricultural building with a front hardstanding. This statement provides support to and agricultural justification for this permitted development.

For the avoidance of doubt the prior notification is not for the accommodation of livestock.

This planning statement deals with the '*reasonably necessary for the purposes of agriculture*' test as defined in Part 6 of Schedule 2 to the GDPO for, "*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; ...*" within the agricultural unit.

As a preliminary step, however, the other tests for permitted development under Part 6 Class A – development on agricultural units of five hectares or more are first addressed.

Two planning definitions are looked at.

Agriculture

The planning definition of "agriculture" is given in Section 336 (1) of the Town and Country Planning Act 1990 as repeated below.

"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

Comment – the Applicant is breeding and rearing livestock together with the production of agricultural / horticultural crops, a matter independently verified by two representatives of the LPA at their site meeting held with the Applicant on 15th December 2025.

Agricultural Land

The land the subject of this prior notification is agricultural by way of it's land use and, "*... is so used for the purposes of a trade or business* ", (Paragraph D.1 (1) of Part 6 of the Order).

Comment - the Applicant is running a commercial farming business. The land known as Haresbrook Farm had before its purchase by the Applicant been used for the past 15 years for the grazing of sheep by a farming business. Prior to this time the land was farmed for many years as part of a commercial dairy enterprise. Consequently there has been continuous use of the land for the purposes of a trade or business.

Agricultural Unit

Under Paragraph D.1 of this part of the GDPO, as above referred to, *"agricultural unit"* is defined as agricultural land " ... *which is occupied as a unit for the purposes of agriculture ...* ".

Comment – post and fence access corridors between grazing paddocks have been laid out with livestock being kept commercially on the land at Haresbrook Farm. Following past growing seasons' practice, other husbandry steps have been taken such as the winter use of pigs to grub up small enclosures to prepare parts of the land for vegetable production from Spring 2026 onwards.

In turn, with both of these definitions met, the corresponding lettering to Part 6 of Schedule 2 to the GPDO is used to review the merits of this prior notification.

B. Description of Proposed Development

The open fronted three bay portal framed barn is to be sited to the north west part of Haresbrook Farm, more than 25 metres from the metalled part of the highway. The building will be clad from the ridge to eaves to ground level on its north west, south east and south west elevations. The north east elevation will be wholly open below eaves height.

The dimensions for the building are:-

Front full three bay length	13.72 m	(4.57 m per bay frontage)
Depth per bay	7.62 m	
Eaves height	4.88 m	

The position for the Open Fronted Barn is shown as marked on the Malcolm Hughes' drawing number 60270 – Proposed Building Locations.

A plan view is provided by drawing number 60270 – Proposed Building Locations to show the site of the proposed barn relative to the remainder of Haresbrook Farm. Greater site detail is given on drawing number 60270 – Proposed Barn Plan.

The four elevations are shown on the third Malcolm Hughes' drawing number 60270 – Proposed Barn_Elevations. Copies of these plans are listed under Annex 2. Grey metal sheeting will be used on the roof whilst the wall cladding will be galvanised / spray painted green sheeting.

A hard standing frontage of 5 metres width parallel to the north east side of the barn is also proposed.

For information, a hardcore track up to 3 ½ metre wide as a spur will be included as a physical link with the existing hardcore entrance as part of a retrospective planning application to be submitted to the LPA in due course.

C. Development Not Permitted

The corresponding lettering to Part 6 of Schedule 2 to the GPDO is used.

Part 6 under Paragraph A.1 lists eleven matters, (a) to (k) to be addressed where development is not permitted under Class A. These are:-

A.1 (a) The development will not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.

As the site for the Proposed Development is at Haresbrook Farm itself amounting to approximately 2.51 hectares, this criteria is satisfied.

A.1 (b) No development on the agricultural unit under Class Q or S of Part 3 (Change of Use) under Schedule 2 has been carried out within a period of ten years ending with the date on which the proposed development under Class A(a) begins.

No such development under Class Q or S of Part 3 of the Schedule has taken place during the described ten year period on this agricultural unit.

A.1(c) The development will not consist of or include the erection, extension or alteration of a dwelling.

This matter is not applicable.

A.1(d) The development will not involve the provision of a building, structure or works not designed for agriculture purposes.

Please see the above description for the Proposed Development and refer also to the accompanying prior notification form for relevant details and the aforementioned accompanying scale elevational plans. The materials described for the development are wholly appropriate for the agricultural function to follow.

In turn it is demonstrated that the proposed building has been designed for the purposes of agriculture.

A.1 (e) Ground Area

The ground area covered by any works or structures would not exceed 1,500 square metres. The floor area of the proposed barn is less than 105 m² to which can be added the 5 m wide hard standing for a further 68.60, say 70 m², collectively less than 200 m². This area is well below the given threshold.

The ground area is defined under paragraph D.1 (2) (a) of the GPDO. For the purposes of the definition no agricultural development has taken place on the agricultural unit during the preceding two years to the date of this prior notification to the LPA.

A.1(f) The height of any part of any building, structure or works within 3 km of the perimeter of an aerodrome would exceed 3 m

and

A.1(g) The height of any part of any building, structure or works not within 3 km of the perimeter of an aerodrome would exceed 12 m.

The perimeter of the site of the former RAF Lyneham is located within 3 km of the site for the Proposed Development. Whilst it is known that no flying takes place, telephone enquires were made with what is now MOD Lyneham in January 2026 the outcome of which indicated that the MOD premises is not an aerodrome for the purposes of the GPDO.

Pending the outcome of better clarification sought from other enquires made with the Ministry of Defence - NAD Group Defence Infrastructure Organisation Land Management Services based at the Royal Military Academy, Sandhurst, it has emerged that the LPA has noted in a similar Prior Notification submitted in December 2025 (PL/2025/09733) that “... *the aerodrome is understood to have been decommissioned. The proposed development (in that case) would not therefore exceed limitation A.1(f)*”.

On the basis that the LPA is satisfied in this particular connection that MOD Lyneham is not an aerodrome for permitted development purposes it is submitted that matter A.1 (f) does not apply.

The top height for the building is 4.88 m (as marked on drawing number 60270 – Proposed Barn_Elevations).

A.1 (h) Any part of the development would be within 25 m of the metalled part of a trunk road or classified road.

It is understood that Greenway is a classified road.

The distance from the metalled edge of Greenway to the nearest edge of the ground area for this prior notification development (i.e. the northern end of the 5 m wide hardstanding to the north east side of the barn) is not less than 28 metres. In turn therefore notwithstanding the understood classified road status of Greenway, matter A.1 (h) is complied with.

- A.1(i) The prior notification relates to a building, structure or excavation in connection with the accommodation of livestock, the storage of slurry or sewerage sludge where the prior notification is or would be within 400 metres of the curtilage of a protected building.

There are protected buildings (i.e. those occupied by humans) within 400 m of the Proposed Developed.

As stated earlier, this prior notification is not made for the accommodation of livestock, storage of slurry or sewage sludge.

- A.1(j) The prior notification would involved excavations or engineering operations on or over Article 2(4) land which are connected with fish farming.

By reference to Part 2 of Schedule 1 to the GPDO, the Applicant's unit is not on Article 2 (4) land.

- A.1(k) Concerns biomass boilers or anaerobic digestion systems

Both matters are not applicable to this prior notification.

Comment

It is thus far submitted that all of the criteria of A.1 is satisfied for this permitted development to take place. Having reviewed the foregoing it is now necessary to consider the "*reasonably necessary for the purposes of agriculture*" test to establish that the proposed barn and hardstanding is permitted development.

D. Reasonably Necessary for the Purposes of Agriculture

Working from north to south the use of each of the three bays of the proposed barn for the farming business is:-

Bay 1	North	All consumables and some machinery
Bay 2	Central	Half hay and half consumables / machinery.

Bay 3 South All hay storage

Dealing with the first two bays, the two representatives of the LPA at their December 2025 inspection had good opportunity during their visit to Haresbrook Farm to see the extent of consumable items in use and the grassland machinery, small in size but suitable for use on small holdings. Whilst it is not necessary to give a schedule of machinery, it is reasonable to draw attention to quantities of feed which needs to be stored under cover for the range of livestock enterprises undertaken at the farm which include:-

- the breeding and rearing of a goat herd for both dairy and meat production;
- the fattening of pigs;
- the keeping of chickens for eggs and meat production,
- together with equipment needed for goat milking.

The LPA's attention is drawn to the quantities of straw required for livestock bedding being kept under plastic wrapping during the winter of 2025/26. To prevent adverse weather damage and therefore unnecessary wastage proper under cover storage is clearly needed.

With the opening paragraph of this part of this statement in mind and turning to the second half of bay 2 and the entirety of bay 3 for hay storage, an assessment is provided in Annex 3. This shows that by taking account of variable yields as well as different densities of hay produced both at Haresbrook Farm and at The Field of Dreams, there will be little spare capacity below eaves height for the allocated space.

There is a further consideration in terms of head room for stacking purposes allied to the ever increasing size of contractors' machinery (e.g. front end loaders) in lifting small bales on pallets to the required height.

Annex 4 shows that at least one and a half bays and on occasions, two bays of the three bay building will reasonably be required for the storage of fodder for this agricultural purpose.

The design and layout takes reasonable account of the size of modern farm machinery and vehicle movement requirements noting that there is sufficient manoeuvrability area at the Farm for all vehicles to leave the property in a forward gear.

Collectively it is established that all of the criteria of A.1 of Class A to Part 6 to Schedule 2 of the GDPO is satisfied for this proposed permitted development to take place.

E. Siting, Design and External Appearance

Under matter A.2 (2) (i) the LPA has jurisdiction as to whether it's prior approval is required, "*...as to the siting, design and external appearance of the building,...*".

SITING

The following points are put forward.

Wider regional considerations

The village of Tockenham lies outside the western extent of the North Wessex Downs Area of Outstanding Natural Beauty (since designated a National Landscape).

The nearest site of Special Scientific Interest to Haresbrook Farm is several miles away at Restrop Farm and Brockhurst Wood approximately a mile to the south west of the village of Purton on the north side of the M4 motorway.

Tockenham is understood to be included within the Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) Area. That said, on perusal of the interactive map for the strategy, the nearest LNRS Strategically Significant Habitat Network is to be found in the more historic part of Tockenham to the north of The Field of Dreams and to the south west of Queen Anns Court.

There is an ancient woodland located at Trow Lane, Grittenham, being a village to the north of Tockenham.

Local Considerations

By reference to the Tockenham Neighbourhood Plan 2019-2026 (which forms part of the Development Plan for Wiltshire Council) Haresbrook Farm and the wider agricultural unit sits well away from the reasonable setting of several listed properties in the more built up and southern part of the village and a commensurate distance from the listed Greenway Farm House.

Map E – Special Areas and Views of the Neighbourhood Plan identifies what are described as Tockenham Areas for Protection. There is a red coloured area primarily on the northern side of Greenway (but touching Haresbrook Farm at its far northern end) but the same does not include the Permitted Development site.

Policy 7 – Special Areas Views – of the Neighbourhood Plan seeks to ensure that development does not compromise what is described as the essential character in this particular case the open countryside view across to Clyffe Hanging referred to on the north side of Greenway. It is submitted that such views are not affected.

With these collective matters having been researched it is reasonably apparent that there are no current designations which could have an influence on the siting for the Proposed Development.

The site chosen is readily accessible via the entrance to Haresbrook Farm from Greenway. The site is well related to other agricultural development (recognising that

elements require retrospective planning permission). The site is such that future access for tractor hedge trimming behind the barn is possible.

For all of the foregoing reasons the site chosen is appropriate in the wider context of Haresbrook Farm and its locality and its

DESIGN

In general the design is fit for purpose and is entirely in keeping with modern agricultural practice and, as demonstrated by the above remarks and Annex 4, is size appropriate.

The positioning with cladding to the prevailing south westerly winds provides sensible protection from adverse weather for fodder storage purposes.

EXTERNAL APPEARANCE

When viewed from within Haresbrook Farm the proposed barn will when in use look similar to the typical on farm scene of a modest agricultural building to be found in the countryside and will therefore not be out of keeping. Further, the coming together more in one place of various consumables and machinery will enable the general appearance of the agricultural unit to be improved from a more dispersed nature at present.

F. Community Infrastructure Levy

A completed copy of Form 1: CIL Additional Information accompanies the Permitted Development Prior Notification. It is to be noted that whilst the gross internal floor area marginally exceeds 100 m² the building is not to be used for residential purposes.

G. Conclusion

For all of the above reasons supported by the evidence given in the annexes, the agricultural justification for the proposed barn in terms of its siting, design and external appearance criteria being reasonably necessary for the purposes of agriculture at Haresbrook Farm is fairly established.

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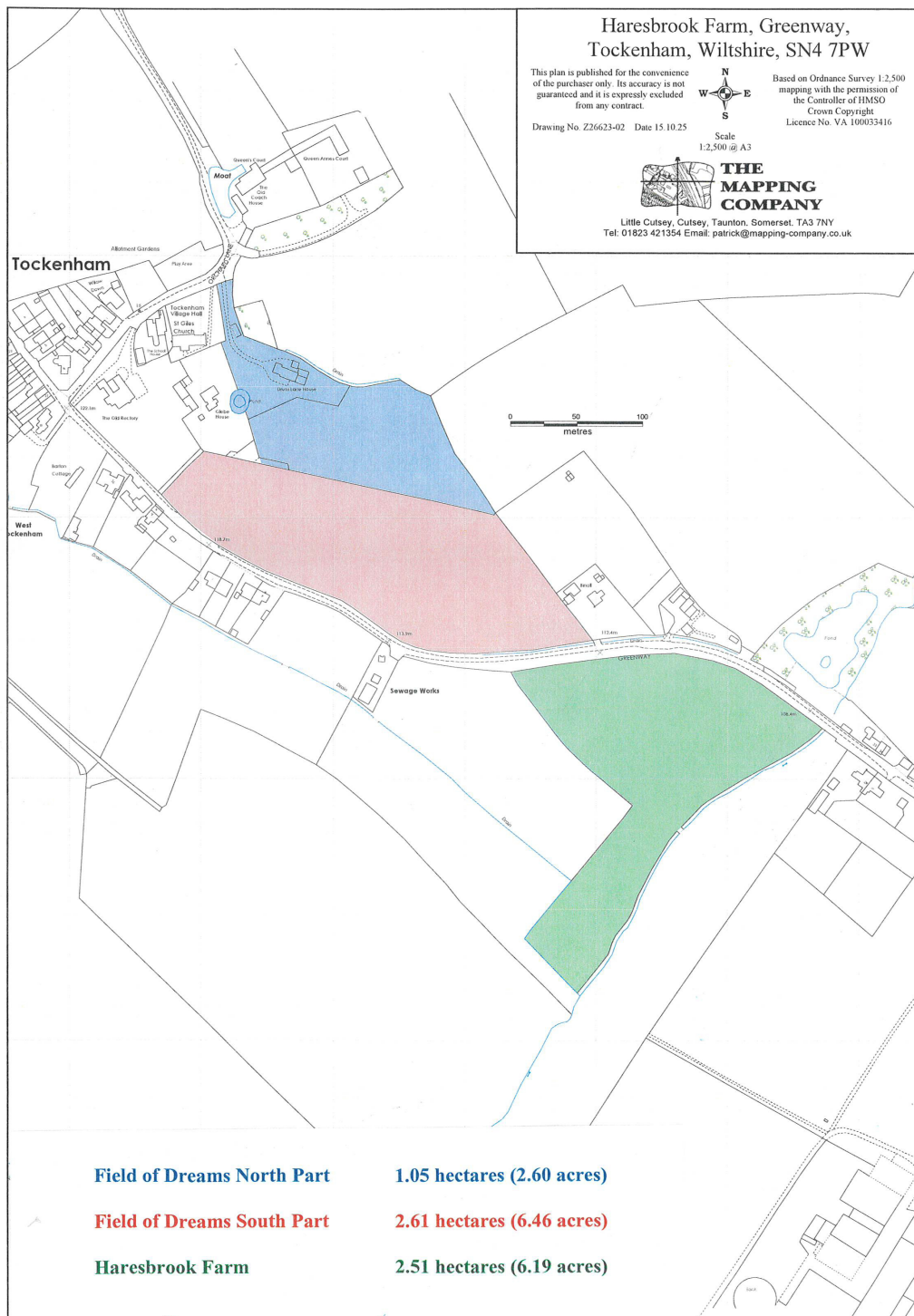
Annex 1

Haresbrook Farm Agricultural Planning Unit

Land Schedule

Description	Hectares	Acres
Haresbrook Farm	2.51	6.19
Field of Dreams North Part	1.05	2.60
Field of Dreams South Part	2.61	6.46
Totals	6.17	15.25

A plan produced by The Mapping Company to show the agricultural unit located each side of Greenway, Tockenham, is provided overleaf.



Annex 2

Agricultural Barn – Plans

Malcolm Hughes Chartered Land Surveyors :-

60270 – Proposed Building Locations

60270 – Proposed Barn_Plan

60270 – Proposed Barn_Elevations

Annex 3

Hay Storage Requirements

The majority part of The Field of Dreams will be used for the production of hay. From the given 10 acres, 5% is deducted (half of one acre) for vegetable production. It is unlikely that this half acre will be fully used for this agricultural purpose.

In addition to the 9½ acres at The Field of Dreams there is estimated to be up to half the area of Haresbrook Farm (three acres) also available for hay production.

In terms of yield, relatively low input grassland can be expected to produce two tonnes per acre of hay. It is proposed to produce rectangular small standard two string bales. Very compact bales weighing between 22 and 25 kgs are unlikely to be produced. At a medium density of 8 to 9 m³ per tonne bale weights are likely to be in the order of 18 kg each.

12½ acres producing two tonnes per acre equates to 25 tonnes.

At a density average of 8½ m³ per tonne, some 212½ m³ storage space will be required.

In circumstances where an enhanced yield can be anticipated, say a further 20%, the figures become:-

2 tonnes per acre x 120%, 2.4 tonnes	
per acre x 12½ acres = 30 tonnes @ 8½ m³ per tonne	255 m³

The capacity per bay of the proposed agricultural barn is:-

4.57 m frontage (width) x 7.62 m depth x 3.92 m to eaves height equates to 136.50 m³.

With the availability of half of bay 2 and the whole of bay 3, 1½ bays x 136.50 m³ = 204.75 m³, say 200 m³.

It can therefore be seen that at a standard yield of 2 tonnes per acre medium density hay bales in the order of 200 m³ storage space will be required.

Some of the excess can be absorbed in the space between the eaves height and the ridge although head room and working space must not be overlooked.

N.B. This storage calculation for hay is before storage requirements for a certain amount of bedding straw which will be required. Whilst stocks can be bought during the winter and space provided as hay sales release storage capacity where possible winter straw purchases are best avoided owing to rising prices.