

**Agricultural Justification Statement to Support a Prior Approval Notice for the
Erection of an Agricultural Building for the Storing of Grain on a Farmyard At
Pinchmore Lane, Sherston, Wiltshire SN16 0PA**

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J Hibbard & Sons, Widleys Farm, Sherston SN16 0PY

1. Introduction

Mr Andrew Hibbard of Widleys Farm, Sherston, Wiltshire has instructed Holly Greenman of Foscoate Rural Consultancy Ltd to prepare and submit a Prior Approval notice for a new agricultural storage barn at a farmyard adjacent to Pinchmore Lane, Sherston.

The proposed new building is a grain store, necessary for the storing of harvested and dried arable crops and cereals and will provide essential new and improved storage facilities at the site, which is occupied by an existing grain drier and store.

The new store will give the business greater capacity for storing crops, as well as being of a more modern and better condition of store to that of their existing shed at this site. The new store will be divided in the middle, to enable easy separation of different types of grain.

D J Hibbard & Sons farm circa 212 hectares around the main farm in Sherston, in a mix of arable cereals, brassicas and grass leys for grazing and silage, with the arable land occupying circa 150 hectares (or 370 acres). A plan of the farmed area can be found in accompanying documentation. The farm produces circa 1,300 tonnes of harvested cereals each year, which is dried and stored at the site at Pinchmore Lane before being sold on.

Larger, more modern storage facilities will enable the grain to be held in store for longer, rather than straight after harvest, enabling better decision- making and strategy around when to sell, and ultimately helping the farm to achieve a greater price for the grain, helping with the overall financial sustainability of the arable enterprise. There are also rising pressures on farmers through consumers and Farm Assurance schemes to ensure high standards of storage is available for grain, particularly that of a high enough quality to enter the human food chain, of which Mr Hibbard's is.

The location of this store on the site of the drier, and near to a large block of the arable land makes best sense, and avoids needless, time- consuming and expensive trips to and from other yards with tractors and grain trailers at harvest time.

2. Proposal

The proposal is for a purpose- built grain store, divided in the middle by concrete partitions to avoid the mixing of harvested grains.

The building increases the storage capacity at the existing yard, which is fitted with a grain drier and associated processing mechanisms. The building will lie adjacent to the existing building on- site, within the existing concrete yard area, so access in and out of the building by tractors and lorries is simple.

The site is accessed by an existing gateway off Pinchmore Lane, and the new building will not alter this.

The building will be 18.28 Metres long by 30.48 Metres wide (total floor space 557.17 Square Metres). The long elevations (the north and south elevations) will be clad from the floor to 3 metres height with concrete panels, and above this to the eaves with steel box profile boarding. Similarly, the eastern elevation will be fully enclosed, with concrete panels from the ground up and steel box profile cladding to the eaves. The western elevation, that faces nearest to the site entrance, will be fitted with two roller-shutter doors, each 6.1 metres wide to allow access by tipping trailers and tractors, as well as a small pedestrian service door. The roof will be a corrugated cement fibre sheeting in a grey colour, typical of buildings of this type and construction. The building will stand 7.01 Metres to the eaves, and a total of 9.52 metres to the ridge.

3. Permitted Development Conformance

The proposed building is considered to conform with the requirements under the The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (including the Town and Country Planning (General Permitted Development) (England) (Amendment) Orders 2024 and 2025) Class A of Part 6.

The beneath table examines the conformance requirements in further detail.

Class A – agricultural development on units of 5 hectares or more Permitted development	
A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—	The proposal is for the erection of a building on an agricultural unit that extends to more than 5 hectares.

(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.	
A.1- Development not permitted	
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 parcel of land on which the proposal is to be erected is greater than 1 hectare.
(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	No Class Q or Class S developments have taken place on this unit.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	The proposal does not concern a dwelling
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The building is designed for the purposes of agriculture and will be used as such
(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 would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The building will not exceed 1,000 square metres and is not used for accommodating livestock. The building will not exceed 1,500 square metres.
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	The proposal is not within 3 kilometres of an aerodrome, the closest being Bowldown Airfield, and this lying 4.5 kilometres to the north, or Hullavington

	airfield and this lying 6 km to the southeast of the site.
(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	The building will be a maximum height of 9.52 metres to the ridge.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The development will not lie within 25 metres of any part of a 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 building will not be used for the storage of livestock, slurry or sewage sludge.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	The land 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; or (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 will not be used for storing fuel from a biomass boiler.

4. Summary

Mr Hibbard is seeking to improve the efficiency and sustainability of his extensive arable enterprise and invest in new and improved facilities that will give greater capacity for the long-term storage of harvested crops that are produced on his farm.

The application is considered to be commensurate with the requirements under Class A of the GPDO (2025) and is an agricultural building, to be built upon agricultural land that forms part of a larger agricultural holding.