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ASSESSMENT OF ESSENTIAL NEED FOR AN AGRICULTURAL STORAGE BUILDING

At

Falcon View Farm, Five Lanes, Potterne, Devizes SN10 5TE

Prepared for:

Abee Pest Control

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The **Farm Consultancy** Group

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Introduction

This report has been prepared by George Drewett of The Farm Consultancy Group on behalf of Abee Pest Control to confirm agricultural justification for a machinery and hay storage building at Falcon View Farm, Five Lanes, Potterne, Devizes SN10 5TE.

Background

Abee Pest Control has recently purchased the land and named this Falcon View Farm. At present there are no usable agricultural buildings on this holding, meaning the proposed development is an essential investment in order to make most sufficient use of this land. The holding comprises approximately 5.05 hectares of land. As the business continues to expand investment in infrastructure is required to support and ensure the efficient operation of the business.

The Proposed Building

The proposal is for the erection of a new agricultural storage building at Falcon View Farm. The building is needed to support the day-to-day running of the holding and to provide an appropriate covered storage space.

The proposed building is required for the storage of both hay, and machinery over the winter months. It is necessary that the grassland which is conserved for forage production is stored in a dry, weatherproof environment to prevent the product quality from degrading. Proper storage ensures the forage remains suitable for livestock feed throughout the year, reducing waste and maintaining feed efficiency.

In addition, sheltered machinery storage is critical for protecting valuable farm equipment from the elements. Winter exposure can lead to corrosion, rusting and damage to bearings, ultimately shortening the lifespan of the machinery and increasing maintenance costs.

The building has been designed specifically for agricultural use and reflects the appearance of a typical modern farm building. It has been positioned alongside the existing hedge line to reduce its visual impact, while still allowing safe and convenient access for farm machinery.

Dimensions

The proposal is to construct a building of the below dimensions.

Width: 12.192 m

Length: 18.288 m

Height to eaves: 3.6 m

Height to ridge: 5.369 m

Total floor area: 222.967 m²

Materials

The building will be of a steel portal frame construction of the above dimensions, with an open front and a grey corrugated fibre cement roof. 10% of the roof area to have translucent GRP rooflights. East, west and south elevations to have pre-cast concrete panels with tanalised space boarding above. North elevation to be open fronted.

The Proposed Site

The proposed site is at Falcon View Farm, Five Lanes, Potterne, Devizes SN10 5TE with the building at the What3Words location of: ///melts.fever.skips. The building will be positioned approximately 80 metres from the road, around one-third of the way into the field parcel, and sited adjacent to an existing hedge line.

The site is not located within 3 kilometres of an aerodrome, nor is it within 25 metres of a classified or trunk road.

Landscape

The proposed building has been carefully sited alongside existing hedge lines and field boundaries to reduce visual appearance. The development is not located within an Area of Outstanding Natural Beauty (AONB) or any other designated landscape area.

Given its scale, siting, and agricultural appearance, the proposal will integrate appropriately into the surrounding rural landscape.

Permitted Development Planning Policy

The proposal is considered to conform with the requirements under the General Permitted Development Order 2015; Class A - agricultural development on units of 5 hectares or more. The beneath examines this in further detail.

Permitted Development Requirement	Comment
A. <i>The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—</i> <i>(a) works for the erection, extension or alteration of a building; or</i> <i>(b) any excavation or engineering operations,</i> <i>which are reasonably necessary for the purposes of agriculture within that unit.</i>	The farmed unit extends to 5.05 hectares of land. The proposal is for the erection of an agricultural building and is reasonably necessary for the purposes of agriculture. The building will serve as an essential storage shed for machinery and hay.
A.1 <i>Development is not permitted by Class A if—</i> <i>(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;</i> <i>(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;</i>	The proposed erection is located at Falcon View Farm which extends to 5.05 hectares. There have been no Class Q or S developments on the unit within the previous 10 years, or ever.
<i>(c) it would consist of, or include, the erection, extension or alteration of a dwelling;</i>	The proposal does not concern a dwelling
<i>(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;</i>	The building is designed for the purposes of agriculture.
<i>(e) the ground area which would be covered by—</i> <i>(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</i> <i>(ii) any building erected or extended or altered by virtue of Class A [F2 would exceed 1,500 square metres],</i>	The building will not be used for accommodating livestock or engineering operations. The building measures 222.96 m² of floorspace.

<i>F3... calculated as described in paragraph D.1(2)(a) of this Part;</i>	
<i>(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;</i>	The proposal does not lie within 3 kilometres of an aerodrome.
<i>(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;</i>	The proposal does not exceed 12 metres in height; it measures 5.37 metres in height in total to the ridge.
<i>(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;</i> <i>(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;</i>	The development is not within 25 metres of a classified road. The proposal will not be used for livestock accommodation, or for the storage of slurry or sewage sludge. The proposal does not involve excavations or engineering operations.
<i>(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;</i>	The land is not connected with fish farming.
<i>(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—</i> <i>(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</i> <i>(ii)is or would be within 400 metres of the curtilage of a protected building [F5; or</i>	The proposal will not be used for the storage of fuel or waste.
<i>(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].</i>	The proposal is not within the curtilage, nor is a schedule monument.

Conclusion

The proposed agricultural storage building is required to support the continued operation of Falcon View Farm. It will provide essential, purpose-built facilities for the storage of machinery and hay, helping the enterprise to operate more efficiently and sustainably.

The building is appropriately scaled, designed specifically for agricultural use, and carefully sited alongside existing hedge lines to limit its impact on the surrounding

landscape. Overall, the proposal represents a reasonable and proportionate investment in the agricultural holding.