



Bourne Valley Associates Ltd

Planning Statement

For

**A new Forestry building under an Application for Prior
Notification of proposals under Schedule 2, Part 6**

of

**The Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)**

At

**Newtown Farm, Newtown, Shalbourne, Marlborough,
Wiltshire, SN8 3PP**

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Project: Forestry Building – Prior Notification
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1. Introduction

This statement accompanies and supports an application made to Wiltshire Council seeking prior approval for a new Forestry building to be undertaken under Permitted Development rights. The application relates to a proposed new Forestry storage building at Newtown Farm, Newtown. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mawley Hall LLP who owns the farm and its associated Forestry land which is managed by Mr Benedict Bull.

The proposal is considered, by the applicants and ourselves, to be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015¹ (GPDO). Under Schedule 2, Part 6, Class E of that Order¹, the details of the proposals need to be set out to the local planning authority, which then has 28 days to determine whether prior approval is required. There is no upper limit of development under Class E. The new building is proposed to cover 463m² and a new concrete apron to cover 438m².

In this statement, we review only those aspects that are covered by the Order, including those that can be influenced by the local planning authority. Accordingly, we have not provided a full review of the development against policy that we would normally do in respect of planning applications. We thus principally consider whether the proposal complies with the terms and conditions as set out in Class E of Part 6, Schedule of the GPDO: whether the siting, design and external appearance of the proposed development is acceptable and whether we have provided enough information to enable the local planning authority to assess the proposed development against the criterion within the GPDO.

¹ Hereafter referred to as the GPDO.



2. Site Context

2.1. Forestry holding and site location

Newtown Farm is located in Newtown within a countryside location. Figure 1 shows the application site's geographical context. The location plan is formally submitted as Drawing 05910-00-B, Sheet 01.

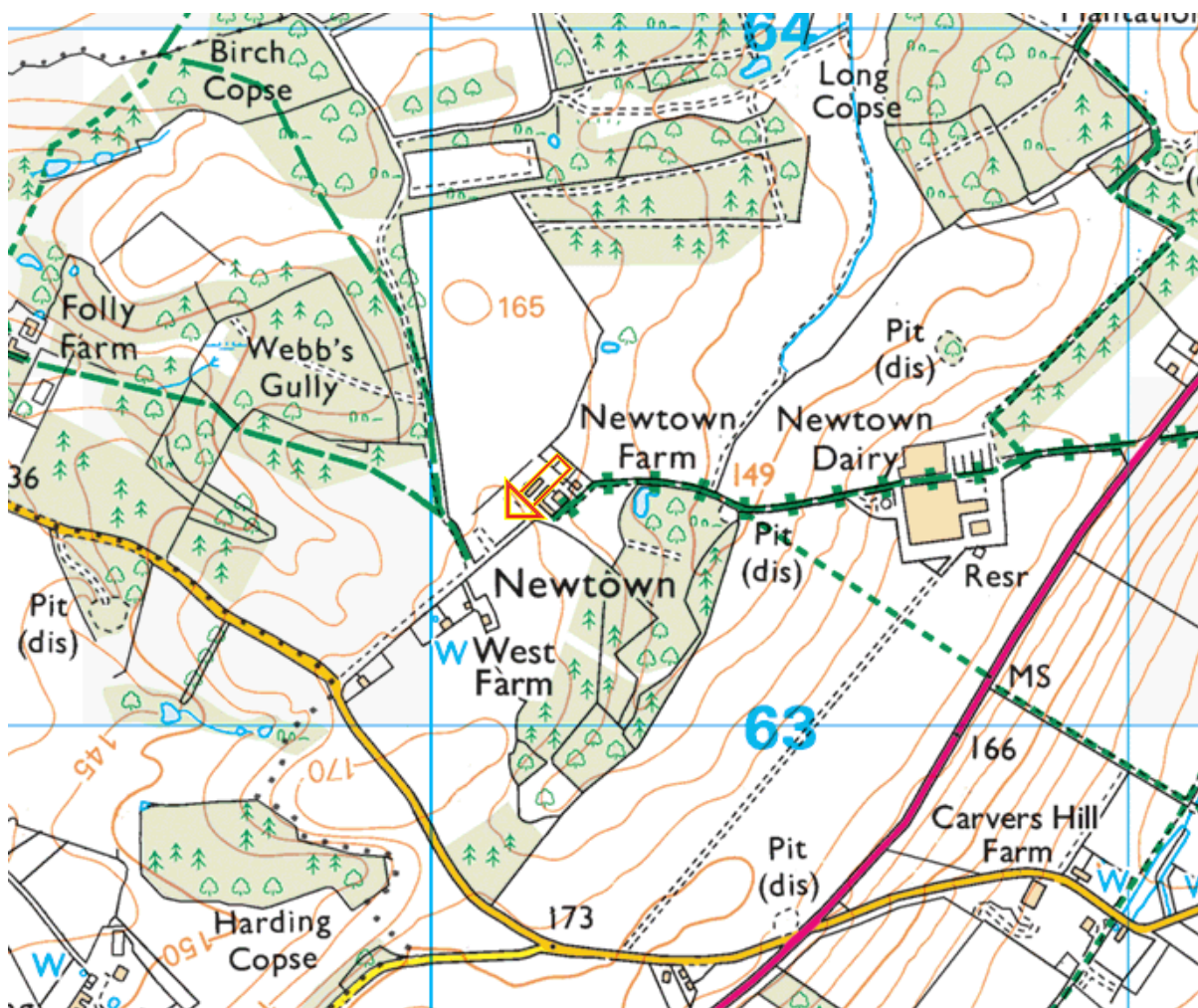


Figure 1 – Proposed Building Location

The proposed barn will be used solely for Forestry storage purposes at Newtown Farm - which comprises a working farm in excess of 800 hectares across a mixture of arable land, pasture and woodland. The surrounding woodland at amounts to 560 hectares. This woodland is actively managed for the purposes of timber production and afforestation for the benefit of habitat and the environment. The Location Plan shows land within the wider ownership/management of the applicant. The proposed building would serve the forestry enterprise associated with the managed woodland within the holding.

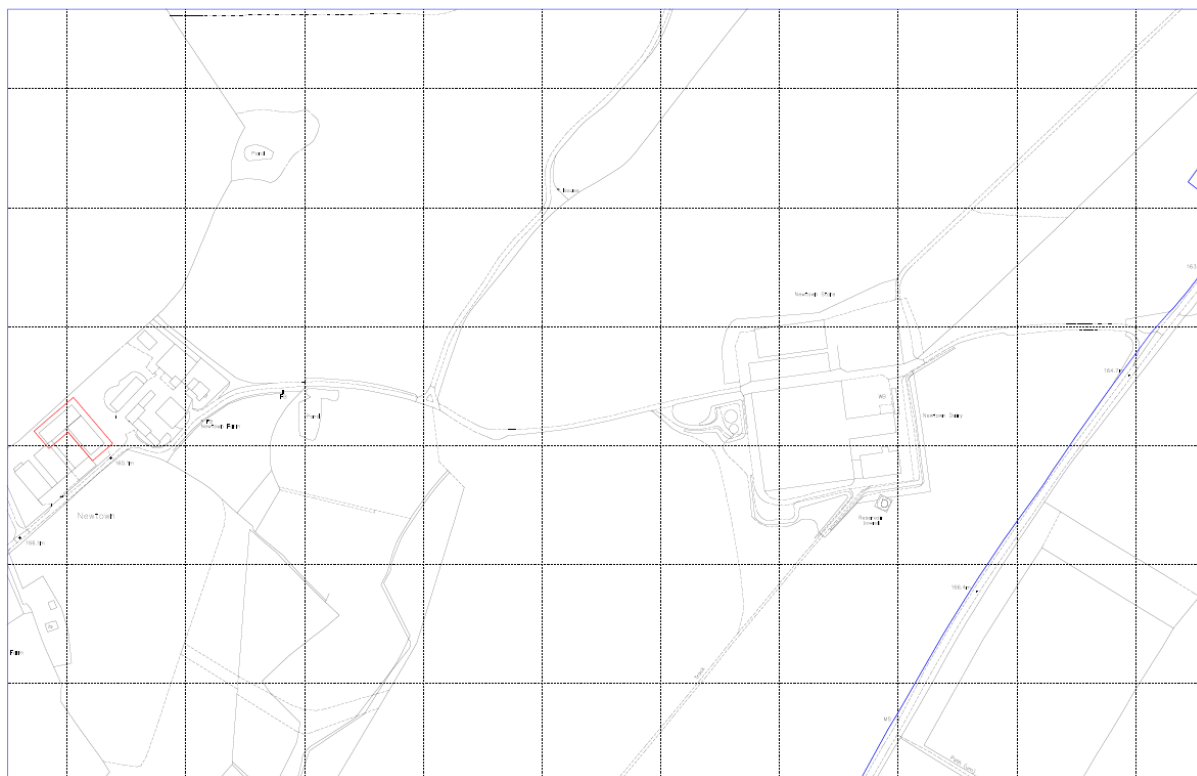


Figure 2 – Applicant's wider landholding

Figure 2 above, is a clip of the Location Plan showing the land owned by the applicant in blue. The estate ownership is wider than the plan allows for, and amounts to approximately 800 hectares. Figure 3 below, is an aerial photograph of the site, showing its relationship with the surrounding Forestry land. The image is from June 2024 and shows one building constructed under previous notification ref. PL/2023/07309. There are now two buildings on the site, as shown on the submitted location and block plans. The second building was constructed following notification ref. PL/2024/10920. A third building was approved under ref. PL/2026/02238 and is currently being built out.

The building is required specifically for the forestry enterprise. The managed woodland requires secure, dry and accessible storage for forestry machinery, equipment and timber-related operations. The existing buildings within the farmstead are either already committed to agricultural uses or are unsuitable in scale, condition and access arrangement for modern forestry equipment. The proposed building would therefore directly support the ongoing management, maintenance and productive use of the woodland.

The proposed building forms part of the ongoing management and improvement of the Forestry unit and is required to provide modern storage accommodation for forestry machinery. Existing buildings on the holding are limited in capacity and condition and are not capable of accommodating the operational needs of the farm in the long term.

The development therefore represents a necessary improvement to the operational infrastructure of the Forestry unit.

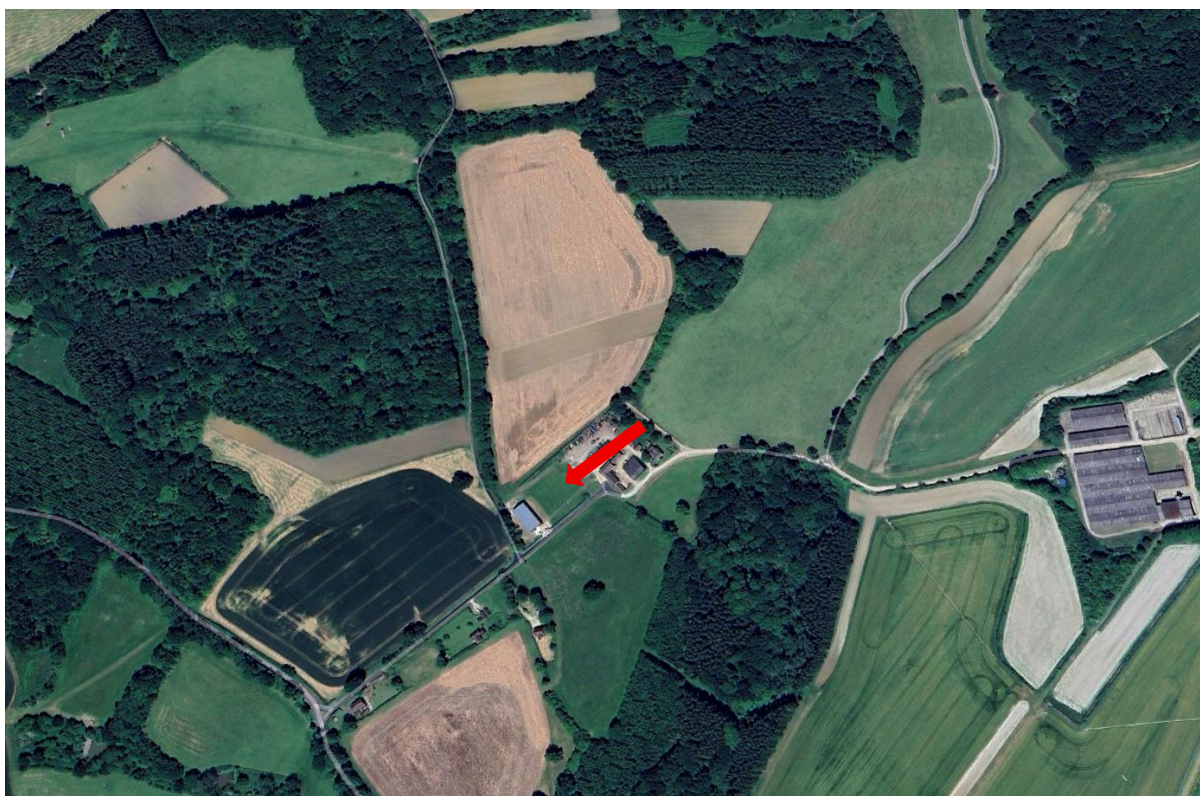


Figure 3 - Aerial photograph of the proposed site

2.2. Need for the Development

The proposed building is reasonably necessary for the purposes of forestry on the holding.

The scale of the woodland area and the nature of the forestry enterprise require sufficient space for storage and the secure housing of Forestry machinery. Modern Forestry operations require buildings capable of accommodating large machinery and providing dry and secure storage.

Existing buildings on the holding are either limited in size or in poor structural condition and are not suitable for modern Forestry storage requirements. The proposed building will therefore allow the continued efficient operation of the forestry enterprise and will support the ongoing management and productive use of the woodland.

The building will be used solely for purposes reasonably necessary for forestry within the unit.

The concrete apron is proposed as an integral working apron to the forestry building. It is required to provide a clean, stable and safe surface for forestry vehicles and machinery to access the building, manoeuvre, load and unload equipment, and move timber and forestry materials associated with the use of the building. The apron is not proposed as a general storage yard or separate engineering operation; it is ancillary and operationally necessary to the forestry building and its use.

The extent of the apron has been kept to the minimum required to allow safe access, manoeuvring and loading/unloading by forestry machinery.



2.3. Planning History

PL/2023/07309	Proposed Agricultural barn	Prior approval not required
PL/2024/10920	Proposed Agricultural barn	Prior approval not required
PL/2025/05557	Installation or alteration etc of solar equipment on non-domestic premises	Prior approval not required
PL/2026/02238	Proposed Agricultural barn	Prior approval not required

3. Siting, Design & External Appearance

3.1. Design - amount and scale

The dimensions of the proposed Forestry building are shown in the Floor Plan and the Proposed Elevations Drawing 05910-02-A Sheet 01. The building will be steel portal-framed with a steel profile roof sheets. A typical Forestry form and constructed using materials commonly used for modern farm buildings. The proposed building is positioned within the existing farmstead area and in close proximity to other buildings associated with the holding.

Locating the building within the established cluster of rural buildings ensures that the development reads as part of the existing farmstead group rather than as an isolated structure within the wider countryside. This siting is operationally efficient and minimises visual impact when viewed from the surrounding landscape.

The siting has also been selected to allow convenient access from existing farm track to the north west and to allow the efficient movement of machinery between the building and the surrounding woodland.

The proposed building will comprise a simple rectangular structure measuring 30 metres in length and 15 metres in width. The eaves would be 6.2m high with height to the ridge being 8.4m.

The proposed building has an external footprint of approximately 463m² as shown on the submitted block plan. The internal floor area shown on the building plan is approximately 409m², reflecting the internal usable floorspace within the external footprint.

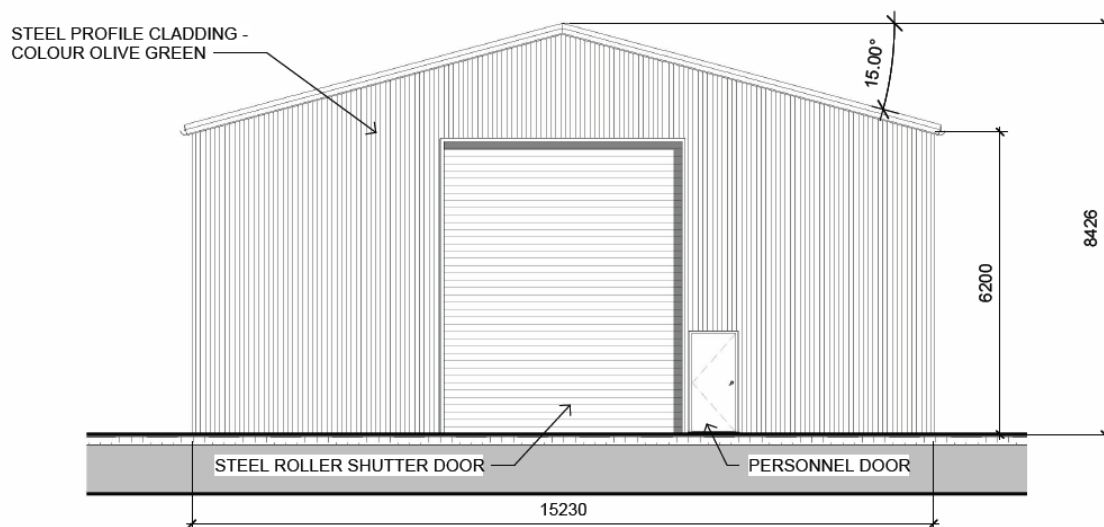


Figure 4 - Proposed Plans

3.2. Siting

The proposed layout for the Forestry building can be seen in the proposed Block plan, see Drawing 05910-00-B, sheet 02. It shows the position of the proposed building sited sensitively in close proximity to the other built form within the site for screening.

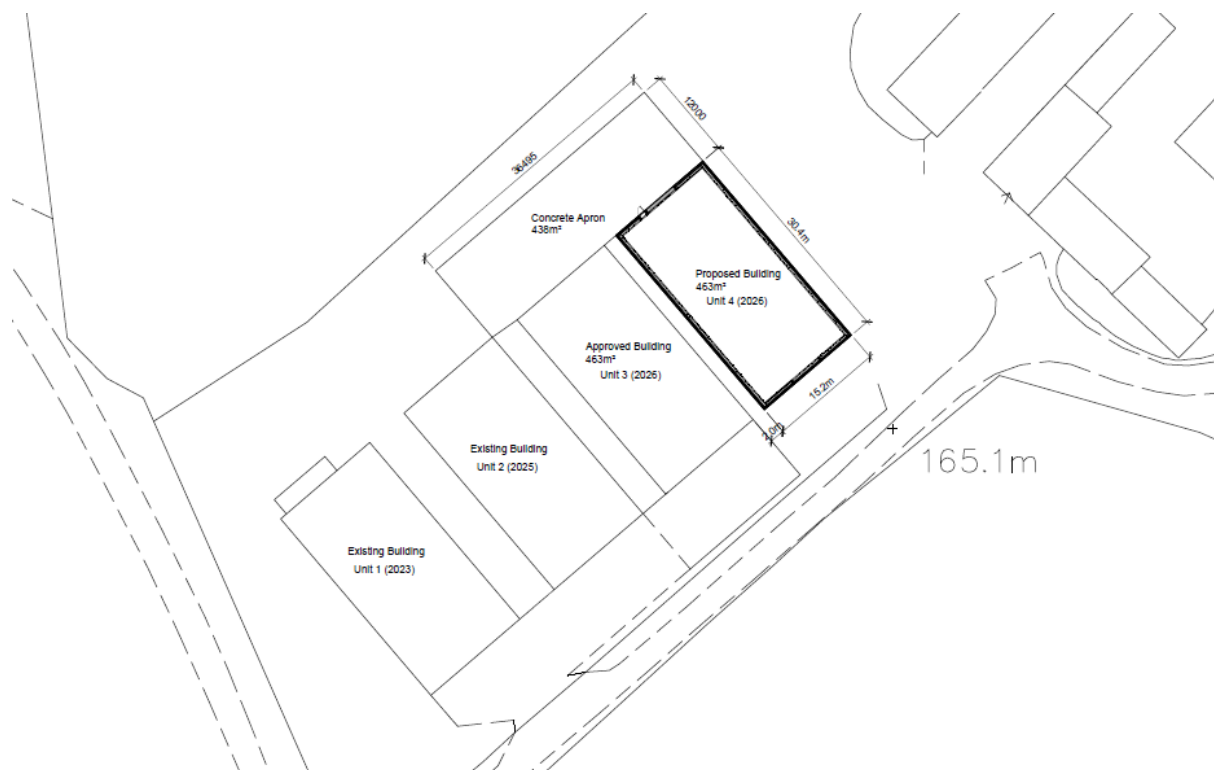


Figure 5 - Proposed Site Plan



The land in which the new building is proposed has no designations such as Conservation Area/Nature Conservation/Tree Preservation orders however it is within the AONB/National Landscape.

3.3. External Appearance

The new building will be constructed of materials typical of Forestry buildings, which are 'fit-for-purpose' in terms of design and appearance. The walls will be steel profile colour Olive Green and the roof will be steel profile colour merlin grey, matching that of the adjacent buildings.

3.4. Landscape impact

The site lies within the North Wessex Downs National Landscape (formerly AONB). The landscape designation is recognised and the siting and design of the building have been carefully considered in this context.

The proposed building will be located within the existing farmstead where built development is already present. As a result, the building will be viewed in the context of the established farmstead/rural building group rather than as a new isolated structure within the open landscape.

The scale, form and materials of the building are typical of Forestry development and are appropriate to its rural setting. The use of subdued agricultural cladding and roofing will reduce visual prominence.

Given the relationship of the proposed building to the existing farmstead and the Forestry character of the surrounding area, the development will not materially harm the character or appearance of the National Landscape.

4. Access

4.1. Site Access

The development will utilise the existing farm access and internal farm tracks that currently serve the Forestry unit.

4.2. Traffic movements

The proposed building will support the existing Forestry use of the land and will not result in any material change in traffic movements beyond those normally associated with the operation of the holding and forestry enterprise. No new access points are required and the existing access arrangements are considered adequate to serve the development.

5. Lighting

There is no lighting required for the proposed building.



6. Drainage

The site lies within Flood Zone 1 and is below the threshold requiring a site-specific Flood Risk Assessment. The proposed building and concrete working apron would be located within the existing farmstead area. Surface water from the roof and apron would be managed within the site, with discharge to ground. The underlying chalk geology provides good infiltration potential. No discharge to the public highway or adjoining land is proposed.

7. Planning Policy

The application is submitted as a Prior Notification under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development falling within this class constitutes permitted development subject to compliance with the limitations and conditions set out within the GPDO. The role of the Local Planning Authority is therefore limited to determining whether prior approval is required in respect of the specified matters set out within the GPDO, including siting, design and external appearance.

The proposal relates to land used for forestry purposes and the building is reasonably necessary for the purposes of forestry within the holding. The building would be used solely for forestry storage and associated forestry operations.

The proposal would not provide or alter a dwelling. It would not be sited within 25 metres of the metalled part of a trunk or classified road. The proposal is not associated with biomass, anaerobic digestion fuel storage or waste storage. The development is therefore considered to fall within the scope of Class E, subject to the prior notification provisions relating to siting, design and external appearance. This statement demonstrates that the proposed development complies with the relevant limitations and conditions of Class E.

There are no conflicts with the criteria. The works are “reasonably necessary” for forestry, and they relate to the activities at Newtown Farm only.

8. Conclusion

Some of the existing Forestry buildings at Newtown Farm are in poor condition and are not suitable for modern Forestry storage requirements. The proposed Forestry building is required to support the ongoing operation of the established Forestry unit at Newtown Farm.

The development complies with the relevant limitations and conditions of Schedule 2, Part 6, Class E of the GPDO and is reasonably necessary for the purposes of forestry within the holding.

The building is appropriately sited within the existing farmstead, will utilise existing access arrangements, and will be constructed using materials typical of forestry development.

For these reasons, the proposed development represents permitted development and the applicant respectfully requests that the Local Planning Authority confirms that prior approval is not required.