

**PLANNING STATEMENT TO DEMONSTRATE
THE NEED**

FOR

**AN AGRICULTURAL BUILDING AT FALCON
VIEW FARM, FIVE LANES, POTTERNE,
DEVIZES**

Prepared For

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1. INTRODUCTION

Graham Leaver of Egis Consultancy Ltd is an experienced specialist agricultural consultant with significant experience of agricultural planning matters. He has been instructed by Julian Frost to prepare a statement demonstrating the need an agricultural building at Falcon View Farm, Five Lanes, Potterne, Devizes, SN10 5TE

2. TERMS OF REFERENCE

This statement is required to support a planning application that is being submitted to Wiltshire County Council for a new building that will be used for agricultural purposes. This building will be used for storage of fodder, straw and feed for the livestock as well as machinery. The objective of this statement is to demonstrate why there is need for an agricultural building on this site.

3. BACKGROUND

Julian Frost and his son Alfie purchased the land which is approximately 12.5 acres in 2025 on which there were no buildings. There are two fields which are both permanent pasture and there is one access to the field from the adopted highway.

A planning application was submitted for an agricultural building earlier this year but this was refused because the need for the building was not justified. The applicant has erected a temporary building and there are also a shipping container and a caravan for rest and welfare purposes.

4. AGRICULTURAL NEED FOR THE PROPOSED BUILDING

The intention of the applicant is to establish a small farming enterprise on the holding and there will be two main livestock enterprises, which will be a small flock of ewes and a few pigs. The business will also make fodder for sale. Depending on how quickly the ewe numbers increase the number of bales of hay and silage sold may reduce but that will also depend on the area farmed as the applicant is in negotiation to rent an additional 15-20 acres

Since the ground has been purchased Julian has purchased 15 lambs of which 11 are ewe lambs. The aim is to buy another 15 ewe lambs or yearling ewes this later this year and at least 20 yearlings and ewe lambs will be put to the tup this autumn. The remaining lambs will be sold as either store or finished lambs. There is a monopitch building on the left hand side of the field entrance that can be used for lambing but the expectation is that the ewes will lamb outdoors

1 sow and several weaned pigs will also be purchased and the pigs will be kept in arcs on the smaller of the two fields. The aim will be for the sow to farrow at least twice a year and the weaned pigs will be sold for pork.

With a stocking rate of 4 ewes to the acre and an acre required for the pigs there will be a minimum of 7.5 acres of grassland that can be used to make hay for sale. With FYM being applied to the grassland the expectation is that at least 2 cuts of hay will be made each year and it is reasonable to assume that there will be at least 240 bales/acre. This equates to approximately 1,800 bales/yr and these will be stored in the proposed building along with 200 bales for the ewe flock

Besides the hay there will also be straw and feed for the sheep and pigs stored in the new building as well as the machinery that is owned by Julian. Currently Julian owns a telehandler, JCB digger tractor, mini digger and Gator. If planning permission is granted for the proposed building it is likely that the machinery owned will increase when finances allow

It is recognised that there are approximately 40 conventional bales in a tonne, which equates to a storage requirement for 50t of hay. The Agricultural Budgeting and Costings Book May 2026 edition states that the area required for a tonne of hay is 7m³ (250ft³), which means that a minimum floor area of 100m² will be needed if the bales are stacked to the eaves.

The dimensions of the building will have a floor area of 400m² and the height to the eaves is 3.6m. The materials to be used and elevations are included in the planning application

If planning permission is granted the building referred to as a tent will be removed and the container will be stored within it. The caravan will remain on the site as it can be justified on welfare grounds and could be used for an overnight stay whilst the ewes lamb

The size and need of the building can be justified for the following reasons

- ❖ The main reason for using hay is that it is difficult to find the equipment to wrap conventional bales and Julian wants to make small bales as the target market for them is the equine fraternity. Therefore the bales will need to be stored under cover to keep the wastage to a minimum
- ❖ Minimising wastage is also the main reason for keeping the straw and bought in feed under cover. With straw costing at least £100/t and 7t of bought in feed at £300/t wastage of 10% equates to £220/yr. Minimising wastage of feed also will improve feed efficiency, which is always important but more so at the moment when margins for livestock enterprises can be marginal
- ❖ Without the building the hay bales would have to be round or square bales and both these and the straw would have to be wrapped. It is calculated that there would be 100 round bales of hay and at least 20 round bales of straw

would be bought. Contractors would also have to be used for the round hay bales an average cost for baling and wrapping bales was £10/bale

- ❖ Keeping machinery and equipment under cover should prolong its life as it is not outside in all weathers and help it retain its value. It is difficult to ascertain the retention in the value of the machinery and equipment if they are under cover, but if depreciation is 20%/yr it could be a minimum of £10,000/yr
- ❖ It is well documented that rural crime is on the increase and a holding where any equipment and materials is not locked up is an easy target. Even though there is may not be a significant increase in the machinery and equipment their value is calculated to be tens of thousands of pounds. Also if there is no lockable storage it will be difficult to obtain insurance for the event of theft
- ❖ It is also possible that when there is the space in the building Julian will be able to repair the machinery under cover. It is reasonable for this work to be completed out of the natural elements. A significant amount of repairs is not expected but tools will be needed and it is unreasonable to expect Julian to always bring these with him

These factors clearly indicate that there is a need for the agricultural buildings as it will be used throughout the year. The new building will also offer a secure area for the storage of machinery and other equipment, which will help keep the cost of replacement and repairs to a minimum

5. FINANCIAL BENEFIT OF THE BUILDINGS

There will be a financial aspect of planning permission as Julian would like to generate a level of income from the area farmed. Whilst it is not essential for an income to be earned to meet any financial commitments although it would be preferable to use any revenue to help meet the cost of the new building. The table below summarises the expected savings from the new building being built

Baling and wrapping of 120 round hay bales at £12/bale	£1,440
Wrapping of 20 round straw bales at £5/bale	£100
10% wastage of hay with conventional bales sold at £4/bale	£416
10% wastage of pig feed	£220
10% wastage of straw bales with bales costing £50	£100
10% for retention in machinery value	£5,000
Projected Increase	£7,276/yr

The table shows that if planning permission is granted for the proposed building there is calculated to be a potential income of approximately £7,276/yr including 50%

of the annual depreciation figure for the machinery. These figures have been quantified and justified and clearly show that the new building should help ensure that the income and profit is being maximised from the area farmed.

Keeping the machinery under cover will also mean that it is changed less frequently, which will also impact on the profitability of the business. Well kept machinery also often means that repair costs are lower, which will also have a positive effect on the net profit. However, this saving is not included in the figures because it is difficult to measure.

Julian anticipated that the cost of the building could be a minimum of £60,000. If this sum is repaid over 15 years with an interest rate of 7% the repayments are calculated to be £6,600/yr. Therefore the table indicates that the savings will offset the cost of repaying the loan for the building

An agricultural building also has unforeseen benefits for the business once it is in operation although these cannot be quantified. However, there is little doubt that there will be a financial benefit for the business if planning permission for the new building is granted and it may well be greater than the projected figure in the table above.

6. CONCLUSION

The objective of this statement is to demonstrate why there is need for the agricultural building for which planning permission is being applied for. It has been clearly shown that there are both an agricultural and financial need for all of this building, and without it the business is unlikely to maximise the income and net profit from the area farmed. As LPA's are required to fully assess the needs of an enterprise, whose aim is the continuation of agricultural activities on the land, this report justifies the need for an appropriate building