



**Land at Wyvols Court Farm, Basingstoke Road,
Swallowfield, RG7 1WY**

SUPPORTING STATEMENT

Prior approval for the erection of an Agricultural
Building

Prepared by: Blue Fox Planning Ltd

On behalf of: Wyvols Court Farm Ltd

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1. Introduction

- 1.1 This statement is prepared in support of a prior notification application which relates to the erection of a new agricultural building on land at Wyvols Court Farm, Basingstoke Road, Swallowfield, RG7 1WY. A Site Location Plan is provided at **Appendix 1**.
- 1.2 This application seeks confirmation of the erection of the building by virtue of Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 1.3 This statement will identify the site and its surroundings, a description of development and provide the justification for this request, confirming compliance with the provisions set out in legislation.
- 1.4 The site has previously been subject to a prior notification application (ref: 243150) for the erection of a new agricultural building, which was withdrawn on the 10th January 2025 on the grounds that it contained both Class A and Class E use. This application reflects the discussions with officers as part of the withdrawn scheme, removing all Class E forestry development elements from the building, operating solely as a building for Class A agricultural purposes. The building has been reduced in size, from a length of 72.95m, to the proposed 36.95m.

2. Site and Surrounding Area

- 2.1 Wyvols Court Farm (WCF) is located adjacent to Basingstoke Road (B3349) at the western edge of the settlement of Swallowfield and relates to an agricultural holding comprising 167.26 acres (67.69 hectares).
- 2.2 WCF is a diversified farm business with three main activities. This includes a number of commercial units, providing approximately 30,000sqft of employment space, comprising former use classes B1(c) (light industrial) and B8 (Storage and Distribution) and supports approximately 110 jobs. There is also a niche forestry business growing willow trees for cricket bats and some grass leys for temporary grazing. The forestry business produces test-grade cricket bat willow for Gray-Nicolls in Robertsbridge, Sussex, comprising approximately 2,500 willow trees planted across 12.5ha (31 acres) of the site.
- 2.3 Forestry related activities associated with the willow tree plantation do not form part of the proposals related to this application which is focussed specifically on servicing the ongoing agricultural operations at WCF.
- 2.4 Commercial activities are housed within 9 separate units, predominately located adjacent to Wyvols Court Farmhouse and Wyvols Court, with a small number of units located at 'Handpost'. The location of these units is shown on the attached site location plan and the nature of these units and current occupants is summarised below.

Current Occupants	Nature of Business
Star Fireworks Ltd	Firework display company
Lister Wilder Ltd	Turf & amenity horticulture machinery company
Farm Energy & Control Services Ltd	Printed circuit boards for agricultural control systems
Rentokil Initial PLC	Tropical plant displays & landscaping
Commentary Charts Ltd	Football memorabilia charts of big games
Thames Valley Region Ltd	Dynorod drain cleaning south east region
R3 Environmental Solutions Ltd	Recycling of IT equipment (EA licence held)
Bracknell Glass Ltd	PVC windows & doors manufacture

- 2.5 Wyvols Court Farm provides pasture for sheep grazing on a seasonal basis. The total pasture areas within the land holding extends to 33 ha (81 acres). The farm's grass leys also currently produce feedstock for an Anaerobic Digester located off-site at Farley Hill. This involves the whole-crop harvesting of the grass leys twice a year in addition to the grazing enterprise.
- 2.6 The proposed new agricultural unit will provide dry storage space for machinery, equipment, tools, and workshop space and parts as well as materials and seeds

associated with the farming operations at Wyvols Court Farm. This will include (but is not limited to):

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

- 2.7 The type of machinery and plant to be stored within the proposed new agricultural building is shown through a series of photographs provided at **Appendix 2**, confirming the 'agricultural' nature of the equipment to be stored in support of ongoing agricultural activities at Wyvols Court Farm.

3. Description of Development

- 3.1 This application seeks permission for the erection of a new agricultural building to be used for the storage of farm machinery and products, to assist in the maintenance of pasture lands at the site.
- 3.2 The proposed building will measure 36.95m in length and 20m in width with a ridge height of 10m (8m to eaves). The elevations and roof will be clad in Kingspan Quadcore KS1000 RW composite wall and roof panels in olive green colour (BS 12 B 27), alongside double skin galvanised steel roller shutter doors (with a core of insulation to prevent any cold bridging) in moorland green colour (BS 12 B 21).
- 3.3 As mentioned within the introduction, this scheme represents a reduction in size from the previous submission, down from the previously proposed length of 72.95m, with the removal of Class E use from the proposals. This reduced building provides appropriate storage space for the machinery, materials and products required for the maintenance of pasture areas at WCF.

4. Planning Policy Context

4.1 Class A Schedule 2 Part 6 of the Permitted Development Rights schedule permits agricultural development in the form of works for the erection, extension or alteration of a building which are reasonably necessary for the purposes of agriculture within that unit.

4.2 Section 336 of the Town and Country Planning Act 1990 provides the definition of agriculture as follows:

“includes horticulture, fruit growing, seed growing, dairy farming, the keeping and breeding of livestock (including any creature kept for the production of food, wool, skins, fur, or for the purpose of the farming of the land), the use of land as grazing land, meadowland, osier land, market gardens and nursery gardens, 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.”

4.3 Class A consists of two parts: Part 1 states that the development is not permitted if it does not comply with certain criteria, and Part 2 provides certain conditions attached to Class A that must be met in order for the development to be considered permitted development.

4.4 This application seeks to ascertain whether prior approval is required for Class A. For ease of reference we consider each condition within Section A.1 to demonstrate that the proposals would constitute permitted development.

4.5 A.1 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 development proposed is located on a parcel of land which exceeds 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;

- Development under Class Q or S has not taken place at all at Wyvols Court Farm.

- c) it would consist of, or include, the erection, extension or alteration of a dwelling;**
 - The proposals do not relate to the erection, extension or alteration of a dwelling.
- d) it would involve the provision of a building, structure or works not designed for agricultural purposes;**
 - The proposals relate to the erection of a building that is designed to be used for the secure storage of agricultural machinery, materials and products in association with the existing agricultural operations on site.
- 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 proposed building does not exceed 1,500sqm.
- 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 site is not within 3 kilometres of the perimeter of an aerodrome.
- 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 maximum height of the building is 10 metres.
- h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;**
 - The proposed agricultural building is not within 25 metres of a metalled part of a trunk road or classified 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 proposed is not to be used for the accommodation of livestock or for the storage of 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 proposals are not located on or over article 2(4) land which are 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**
 - The proposed building will not be used for the storing of fuel or waste from a biomass boiler or anaerobic digestion system.
 - 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 proposed building is not on land, or within the curtilage of, a Scheduled monument.
- 4.6 Development under Class A is permitted subject to conditions.
- 4.7 The proposed agricultural building is not proposed to be used for the accommodation of livestock or for the storage of slurry or sewage, the storage of fuel or waste from that boiler or system, or for the housing of a hydro-turbine **[A.2 1(a)]**.
- 4.8 The development does not involve the extraction of any mineral from the land, the removal of any minerals and no waste materials are to be brought on to the land **[A.2-(1)(b)/(c)]**.
- 4.9 The developer must, before beginning development, apply to the local planning authority for determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of building.
- 4.10 The application must be accompanied by a written description of the proposed development and of the materials proposed to be used and a plan indicating the site together with any relevant fee required to be paid. This statement and its associated

appendices, alongside the drawings/plans listed below for the basis of this submission in accordance with Regulations.

- Proposed Agricultural Building: 288/1 (26/11/2024)

4.11 In respect of the siting, design and external appearance of the agricultural barn proposed the following should be noted:

- A. Wyvols Court Farm is a successful and diversified agricultural unit and employment location which sits adjacent to the settlement of Swallowfield. Wyvols Court Farm extends to approximately 167 acres.
- B. As part of the ongoing agricultural activities at Wyvols Court Farm, including the farming of pasture areas, the new agricultural building will provide areas of dry storage for farming machinery, materials and products associated with the farming operations.
- C. The design of the building will be single storey, externally the finishes will include Kingspan composite wall and roof panels in olive green colour, alongside double skin galvanised steel roller shutter doors in moorland green colour. It is considered that the external appearance of this building will be that of a typical agricultural building and as a result will not be contentious.
- D. The siting of the new building utilises existing internal access arrangements within Wyvols Court Farm, set behind existing substantial hedgerow and tree planting which runs parallel to the Basingstoke Road. The proposed location within the agricultural unit provides an efficient and convenient location to support ongoing operations at Wyvols Court Farm.

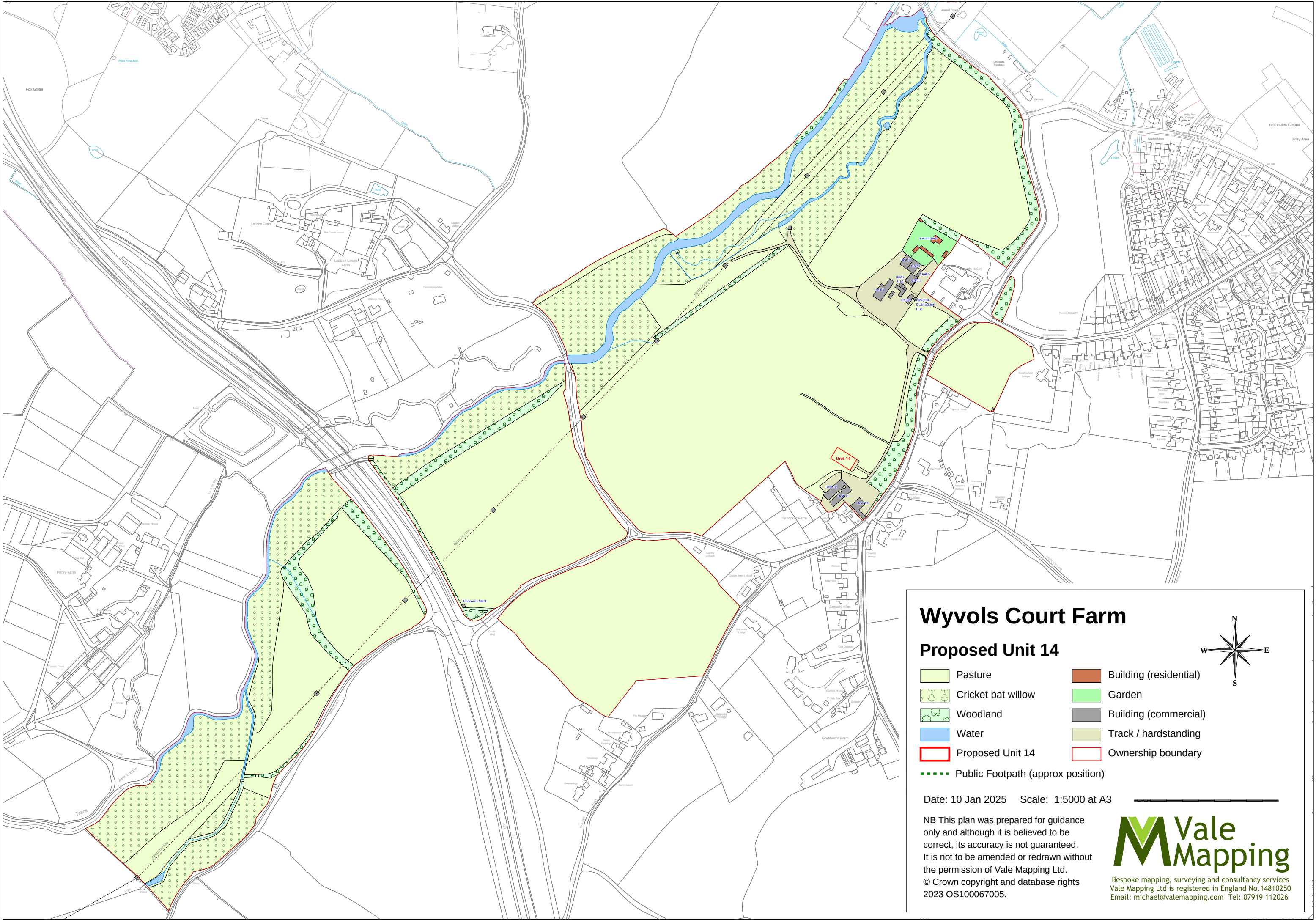
5. Conclusions

- 5.1 For reasons set out within this Statement, it is considered that the proposal will accord with Class A for the erection of the agricultural building and that the proposals are in compliance with the Permitted Development criteria.
- 5.2 This proposal has considered the concerns raised as part of the previous scheme, reducing the scale of the building and removing the Class E forestry development elements from the building. The sole focus of this new agricultural building will be providing storage space for machinery and products required for the maintenance of the pasture lands at WCF.
- 5.3 It is therefore respectfully requested that confirmation be issued that prior approval will not be required and that the development can proceed in relation to Class A.



APPENDIX 1

Site Location Plan





APPENDIX 2

Machinery and Plant to be Stored in Proposed Agricultural Building

