



T O M P K I N S T H O M A S

Supporting Statement



Severndale Farm, Tidenham, Chepstow

Erection of agricultural building (Part 6 – Prior Approval)

April 2026

Client	L Edwards
Project	New agricultural building and (Part 6)
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1 Introduction

1.1 Site description and proposal

1.1.1 This statement is submitted by Tompkins Thomas Planning Ltd in support of an application made on behalf LR Edwards & Son ('the applicants') on land at Severndale Farm, Tidenham, Chepstow NP16 7LL.

1.1.2 The application is made in accordance with *Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015* (as amended) and seeks the Local Planning Authority's determination as to the requirement for prior approval in respect of the siting, design and external appearance of the proposed agricultural building.

1.1.3 Severndale Farm is a large, organic, mixed farm extending to 250 hectares on the tract of land to the south-east of the A48.

1.1.4 The proposal is the erection of a general purpose agricultural building of ten equal bays measuring 60.96m x 14.2m, generating a floor area of 866m².

1.1.5 The building is necessary to support the ongoing operation and resilience of the farm, notably the storage under-cover of machinery, bedding straw and fodder. In recent years, increasingly unpredictable and extreme rainfall has made it more difficult to ensure that hay and straw can be stored in dry conditions, leading to quality deterioration and financial loss. The provision of this building will allow the applicants to store forage securely under cover, safeguarding crop quality and maintaining standards.

1.1.6 The farm continues to invest in modern agricultural machinery, which represents a substantial capital commitment and incorporates increasingly sophisticated electrical components. Secure, dry storage is therefore necessary to protect these assets, prolong their working life, and ensure the efficient and sustainable operation of the holding.

1.1.7 The site is chosen for its proximity to existing buildings, centrality within the holding and the nearby presence of existing tracks and visible from the farmhouse for increased security.

2 Assessment against Part 6 of the General Permitted Development Order 2015 (as amended) - Agricultural and forestry

2.1 Permitted development

2.1.1 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---

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.

2.1.2 The proposal is agricultural development and related to an agricultural unit which is 250 hectares. The building is necessary to assist with the agricultural operations on the holding, including the storage of hay and straw mainly taken from the land and the storage of tractors and agricultural machinery. As per the explanation at 1.1.5, the agricultural need is demonstrated.

2.2 The proposal assessed against the limitations on Part 6 Permitted Development listed at A1 (a) – (k) (ii)

2.2.1 **A1 (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 would be carried out on a parcel of land that extends to 250 hectares. This is significantly more than 1ha and the proposal satisfies A1 (a).

2.2.2 **(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;**

There has been no development on the agricultural unit carried out under either Class Q or S of Part 3 (changes of use).

2.2.3 (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The development does not consist of or include the erection, extension or alteration of a dwelling.

2.2.4 (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The building is demonstrably designed for agricultural purposes being of portal framed construction and clad in softwood space boarding over concrete wall panels with fibre cement roofing sheets. The span, height, and opening sizes are designed to accommodate modern agricultural machinery, particularly tractors and machinery associated with farming.

2.2.5 (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 proposal does not relate to livestock, plant, or machinery whereby (i) is not relevant. The new building would cover a ground area of 866sqm. There has been no building erected on the holding by virtue of Part 6 within the last two years.

2.2.6 (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;

We are not aware of an aerodrome within 3km of the site.

2.2.7 (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 has a maximum height of 6.95m above ground level.

2.2.8 (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The building is approximately 120m from the A48 at its nearest point.

- 2.2.9 (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 accommodate livestock or storage of slurry or sewage sludge.

- 2.2.10 (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

This is not relevant to the proposal. It is not connected with fish farming and there is no article 2(4) land in Herefordshire.

- 2.2.11 (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 proposal is not required in connection with storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

3 Conditions

3.1 A.2 – (1) Development is permitted subject to the following conditions

- 3.1.1 A.2 (1) (a) restricts the use of any building, structure, excavation or works resulting from the development carried out within 400m of the curtilage of a protected building for the accommodation of livestock (except from in circumstances described in paragraph D.1 (3) or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for the storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.
- 3.1.2 The buildings are not for any of the above-mentioned uses, so A.2 (a) is not relevant.
- 3.1.3 A.2 (1) (b) refers to the extraction of minerals from the land and is not relevant to this case.
- 3.1.4 A.2 (1) (c) restricts the importation of waste materials from elsewhere except for use in connection with work permitted by class A (a) i.e. works for the erection, extension or alteration of a building. There is no intention to import any waste material to site.

3.2 A.2 – (2) Development involving the erection of a building is permitted subject to the conditions

- 3.2.1 A.2 – (2) (i) requires that a developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. That is this application.
- 3.2.2 The site location has been chosen for the reasons set out above. In summary, the site location is optimally positioned within the holding for attending to the fields from which crops are taken. It will read as a logical extension of the existing buildings, which are of a similar design and appearance, whereby landscape impact is minimised. The position, being removed slightly from the adjacent buildings, also minimises the chance of fire spread arising from spontaneous combustion which can occur with buildings used for straw storage.
- 3.2.3 There is also the benefit of being adjacent to the existing farm tracks which will ensure that the building is accessible in all weather and that vehicles will not have to travel over sodden land to access the building. This minimises the chances of mud being spread on the road and also minimises pollution in run off.

- 3.2.4 The design of the building is to support the agricultural needs of the business, especially the storage of straw, fodder and machinery. The building is of a portal frame construction as is usual for a modern agricultural building, whilst the size is necessary to accommodate the crops and machinery.
- 3.2.5 The external appearance of the building is suitable and certainly isn't alien to the rural setting of the site, being closely related in style to the adjacent buildings. The building would sit comfortably in the corner of the field and would respect the rural character of the site setting. Views of the building will be achieved in the context of the existing buildings. Anyone viewing the building would find the design of the building acceptable in this working agricultural setting.
- 3.2.6 On the above basis and remembering that the Planning Practice Guidance confirms that the prior approval is a light-touch process which applies where the principle of the development has already been established, it is our view that the development has an appropriate siting, design and external appearance.

4 Summary and Conclusions

- 4.1.1 This report demonstrates that the development proposal is reasonably necessary for the purposes of agriculture upon the agricultural unit, on a parcel of land that exceeds more than 1 hectare, and on an agricultural holding that extends to more than 5 hectares. The applicant is demonstrably carrying out an agricultural business and thus the 'gateway' tests by which permitted development rights are applicable, are met.
- 4.1.2 The limitations and conditions discussed at Sections 2 and 3 above are either met or not applicable. The siting, design and external appearance of the building is appropriate to the context and avoids harm to environmental designations and setting.
- 4.1.3 On this basis and in our view, the Local Planning Authority should determine, within the prescribed 28-day period, that its prior approval (for the siting, design and/or external appearance of the development) is not required.



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