



WREYLAND
RURAL PLANNING CONSULTANTS

PLANNING STATEMENT

Barnage Farm, Alvington, Gloucestershire, GL15 6AQ | April 2026

“Prior Notification for agricultural building under Part 6 Class A of the Town and Country (General Permitted Development) (England) Order 2015”



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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Messrs W.K & C.A Martyn & Son in support of a Prior Notification submission for the erection of an agricultural building under Part 6, Class A of the Town and Country (General Permitted Development) (England) Order 2015 for the purposes of hay, straw and machinery storage associated with the existing farm enterprise operated from Barnage Farm, Alvington.
- 1.2 This Planning Statement provides an assessment of the proposal in relation to relevant planning legislation, demonstrating that it meets the criteria set out under Part 6, Class A of the GPDO. Furthermore, it outlines the justification for the development, considering the operational requirements of the farm, the constraints imposed by existing infrastructure, and the broader benefits of the proposal in terms of efficiency, security, and sustainability.
- 1.3 This Planning Statement has been compiled by Tim Barker BSc (Hons) MSc MRICS FAAV ASAg, Director of Wreyland Rural Planning, a specialist consultancy advising on rural and agricultural development.

2.0 Development context

2.1 The farm enterprise at Barnage Farm comprises an evolving mixed agricultural enterprise extending to approximately 250 acres and comprising a balanced combination of arable land and permanent pasture, both in hand and grazed under agreement. In addition, the business undertakes contract farming operations across a further 200 acres, strengthening its operational scale and resilience. Most recently, in order to protect the farm's viability from price volatility, the farm has diversified through the construction of a brewery.

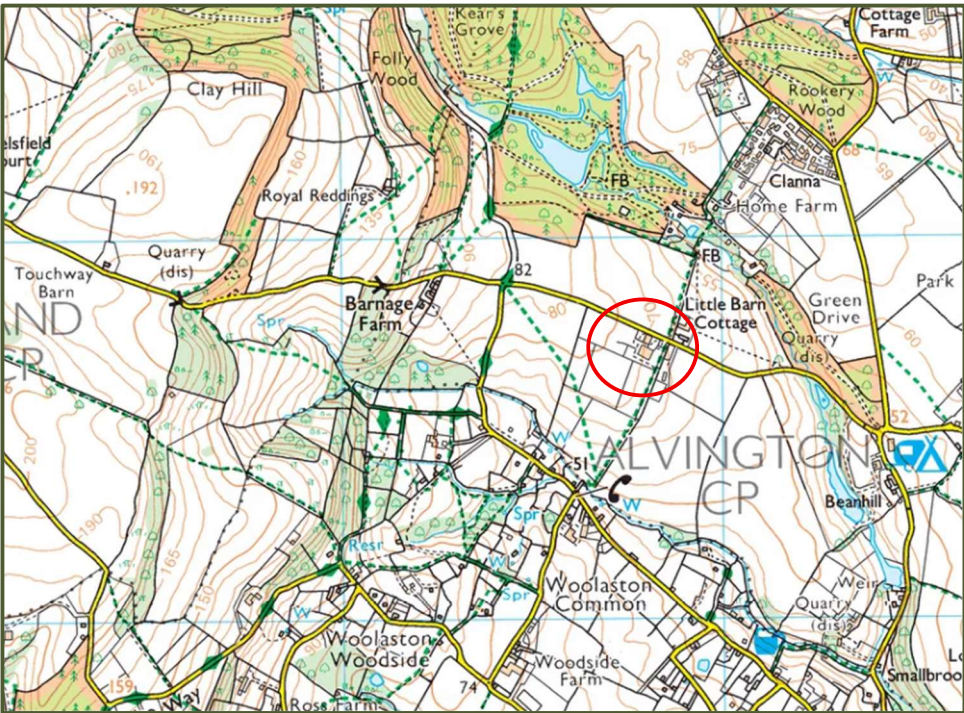


Fig 1 – OS extract showing location of Barnage Farm yard near Alvington

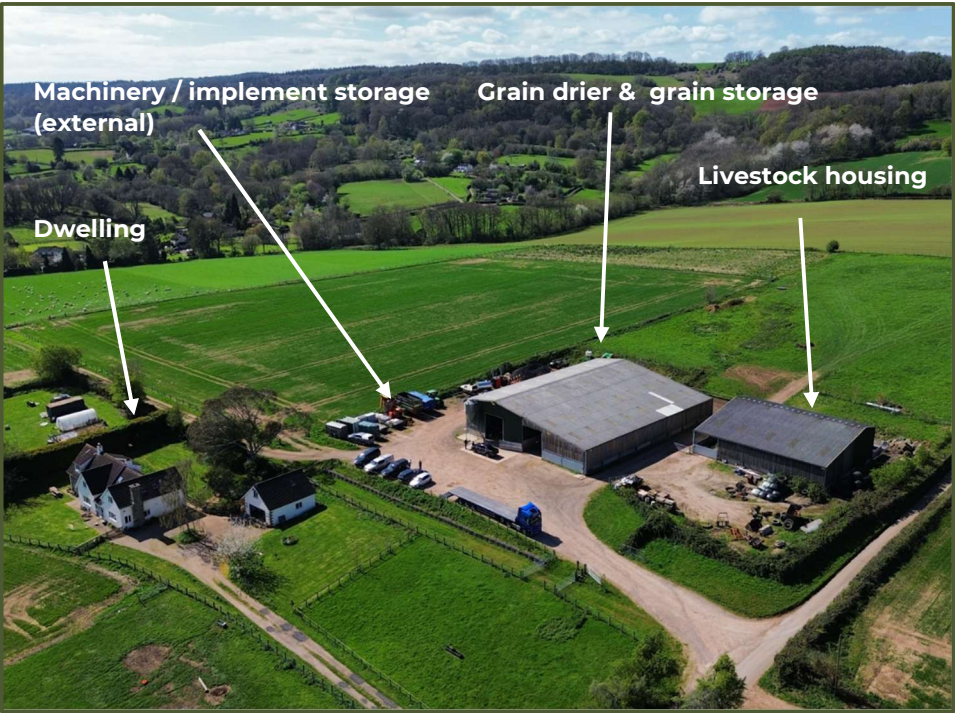


Fig 2 – Showing the farm's current yard arrangement

2.2 Agricultural operations are centred upon a commercial sheep flock of approximately 120 Texel x Suffolk ewes, together with a nascent cattle operation which was commenced last year and which focusses upon the purchasing of dairy calves and their rearing through to strong stores

which are then sold via Raglan Market. The last trading year marked the first full cycle of this nascent operation, with 14 store cattle sold. This enterprise has been successful and the applicants now wish to increase cattle numbers to 50 calves on the unit at any one time.

- 2.3 Alongside this sits the farm's arable operation, which constitutes a substantial component of the business with circa 180 acres of combinable crops, including the cultivation of malting barley and hops. These crops underpin a recent and notable diversification of the enterprise, for which planning permission has been secured: the establishment of an on-farm brewery. This venture adopts a vertically integrated model, with raw materials grown and processed on the holding and the finished product brewed, marketed, and sold locally through public houses and events. This approach not only enhances the value derived from the land but also aligns the business with contemporary trends in local produce and short supply chains.
- 2.4 The holding has been farmed continuously since 1966 and is now operated by the third generation. Will, aged 30, farms in partnership with his father, David, with whom he has worked successfully for a number of years. The business is presently undergoing a managed transition, with Will assuming increasing responsibility and control as his father gradually reduces his day-to-day involvement. This generational succession provides both continuity and a clear forward strategy for growth, investment, and diversification.

3.0 Proposed development

3.1 This proposal concerns the erection of a new building, as identified within figure 3 below, to provide space for the storage of hay, straw and machinery. There is currently no storage capacity within the yard for the storage of machinery and fodder when the grain store is full and livestock are in the buildings. Machinery and fodder stored externally deteriorate rapidly, a matter which would be resolved through the provision of adequate covered storage.



Fig 3 – showing the approximate location of the proposed building which will be to the west of, and immediately adjacent to the existing yard, forming an organically developed nucleated farmstead.

3.2 The proposed building will measure 20.12m x 12.63m (254.11m²).

3.3 The building will be clad in dark green steel sheet under a fibre cement roof covering a steel frame with concrete panels to the lower part of the walls. The proposed design is unequivocally agricultural and matches with the existing buildings within the yard.

3.4 The building will be located adjacent to the existing yard, on the site of the former muckheap and on top of a 2-year-old grass ley.

3.5 In addition to the proposed building, an area of associated hardstanding (permeable stone) is proposed as shown on the submitted plans. This will provide all-weather access and manoeuvring space for tractors, trailers and other agricultural machinery, together with loading and unloading space associated with the storage of hay, straw and equipment.

4.0 Compliance with Part A1 of the Part 6, Class A

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 contiguous land parcel amounts to 25.50ha	✓
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;	No development under Class Q or S of Part 3 of the Schedule has taken place on the established agricultural holding. (The change of use of the traditional building on the northern side of Barnage Road was undertaken under full planning (P0847/24/FUL)).	✓
c) it would consist of, or include, the erection, extension or alteration of a dwelling;	The proposal is not for the extension or alteration of a dwelling.	✓
d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The proposed building has clearly been designed for general agricultural storage purposes and will be built to BS5502: Part 22: 2003 Building and Structures for Agriculture.	✓
e) the ground area which would be covered by— (ii) any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The footprint of the building proposed equates to 254.11m ²	✓
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 proposed building is not within 3 kilometres of an aerodrome	✓

<p>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;</p>	<p>The maximum ridge height of the building will be 7.19m</p>	<p>✓</p>
<p>h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;</p>	<p>The adjacent roadway is classified; however, the development will be located circa 45m from the highway</p>	<p>✓</p>
<p>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;</p>	<p>The building will not be used for the housing of livestock, slurry or sewage sludge</p>	<p>✓</p>
<p>j) it would involve excavations or engineering operations on or over Article 2(4) land which relate to fish farming; or</p>	<p>No provision is made for fish farming</p>	<p>✓</p>
<p>k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system</p> <p>(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</p> <p>(ii) is or would be within 400 metres of the curtilage of a protected building.</p>	<p>The proposed building will not be used for the storage of fuel or waste from a biomass boiler or an anaerobic digestion system</p>	<p>✓</p>

SITING, DESIGN AND EXTERNAL APPEARANCE

- 4.1 The proposed site has been selected owing to its location adjacent to the existing built form of the yard, mitigating any need for a new building to project away from the yard's existing form and into the landscape. The building will therefore appear within the landscape as a natural part of the farm yard and will therefore not constitute an unexpected occurrence in the countryside.
- 4.2 The site comprises previously disturbed land and recent grass ley of limited ecological interest.
- 4.3 The building has clearly been designed for the purposes of agriculture and is of a scale proportionate to identified need and the scale, mass and volume of existing buildings at Barnage Farm.
- 4.4 The hardstanding is limited to that reasonably required for the functional operation of the building and will visually read as a natural extension of the existing farmyard rather than a separate area of development within the wider field parcel.
- 4.5 In terms of sustainable drainage, the existing yard buildings are served by a modern drainage solution with drainage field. The proposed building will connect to the existing drainage system. The ancillary stone hardstanding will be permeable.
- 4.6 The proposed design is the minimum required for the proposed purpose and represents a proportionate response to the current shortage of machinery and fodder storage space.

5.0 Conclusion and justification

- 5.1 The proposed building and associated hardstanding represents a necessary and proportionate response to the operational requirements of Barnage Farm, an established and expanding agricultural holding. Existing covered accommodation is fully utilised for grain storage, livestock housing and machinery, resulting in inefficient external storage of fodder and equipment.
- 5.2 The proposed siting immediately adjacent to the existing yard ensures a compact and logical farmstead form, limiting wider landscape effects. Its scale, appearance and agricultural design are entirely typical of modern farm buildings.
- 5.3 The proposal accords with the limitations and conditions of Part 6 Class A of the GPDO and would materially support the efficiency, resilience and future viability of the holding. Prior approval should therefore be granted.

6.0 Photographic record



Figure 4 – showing the existing livestock housing. Their fodder and bedding have no dedicated storage space



Figure 5 – showing the grain store and grain drier



Figure 6 – showing the existing grain store **grain store** which is **also** currently **used for storage**



Figure 7 – showing the grain drier also used for the storage of farm machinery. When the store and the drier are full, this and other machinery are stored outside.



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