

Peter  
Richards  
& Co.



# **SUPPORTING STATEMENT**

**ERECTION OF AGRICULTURAL BUILDING TO COVER AGRICULTURAL YARD**

**AT NEW HOUSE FARM, SHIPTON, MUCH WENLOCK, SHROPSHIRE, TF13 6LB**

# OVERVIEW

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## DETAILS

**APPLICANT**

J D Williams & Son

**DATE**

November 2023

**SITE**

New House Farm, Shipton

**PROJECT**

Erection of agricultural building to cover an existing yard

**PREPARED BY**

Holly Walker (MRICS) at Peter Richards & Co.

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# I. INTRODUCTION

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## PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mr Edward Williams of J D Williams & Son to submit a prior notification application under the General Permitted Development Order in respect of their intention to erect an agricultural building, covering an existing yard.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with General Permitted Development Order. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

## BACKGROUND & JUSTIFICATION

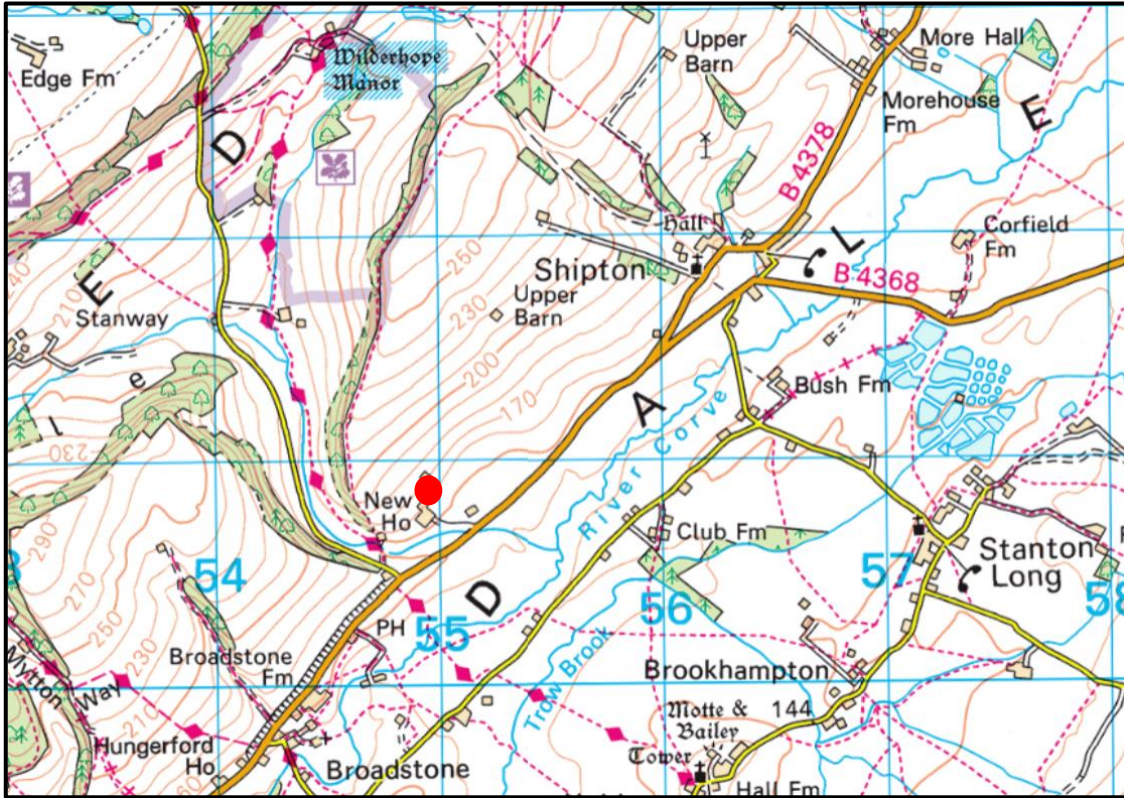
The agricultural enterprise is a successful mixed holding managing stock, including sheep and cattle alongside an arable enterprise 480 acres.

The site is currently an area of agricultural yard used for storage of a range of agricultural produce and machinery. The machinery and fodder stored outdoors is currently liable to weather damage which can cause fodder to perish as well as causing damage to machinery. The erection of a building to cover this yard would ensure all items are stored undercover but the building has been designed to allow modern agricultural machinery to work within it, especially when moving fodder and parking larger agricultural items.

# 2.THE SITE & CONTEXT

## SITE LOCATION

The site is located to the south-west of the settlement of Shipton and the building is located to the north of the established farmstead.



# 3. THE PROPOSED DEVELOPMENT

The proposal will see the erection of a detached agricultural building within the established farmstead on an area of existing yard.

All elevations will be open to ensure adequate access to the yard, however, the gables are to be clad to square with box profile cladding in slate blue to help shield items from adverse weather.

The dimensions of the building are;

- 15.24m wide
- 30.48m long
- 6.096m to the eaves
- 8.307m to the ridge



# 4. PLANNING POLICY CONTEXT

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## CONTEXT

A number of development types, both change of use and new development, are afforded permitted development rights, subsequently it is considered this proposal can be allowed within permitted development rights afforded agricultural holdings.

## GENERAL PERMITTED DEVELOPMENT ORDER

Permitted development rights afforded to agricultural holdings over 5 hectares are controlled by Town And Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, which was amended in 2018 under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

This amendment increased the size of development permitted from 465sqm to 1000sqm.

# 5. PLANNING APPRAISAL

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## APPRAISAL OF SITE AND GUIDELINES

Schedule 2, Part 6 of the General Permitted Development Order – Class A – agricultural development on units of 5 hectares or more, allows farmers to erect, extend or alter building(s), including excavation or engineering operations, all of which must be reasonably necessary for the purposes of agriculture within the unit.

This includes hard surfacing for field access and farm tracks and the building of machinery stores and grain stores, however there are certain conditions governing siting, size and in some cases materials.

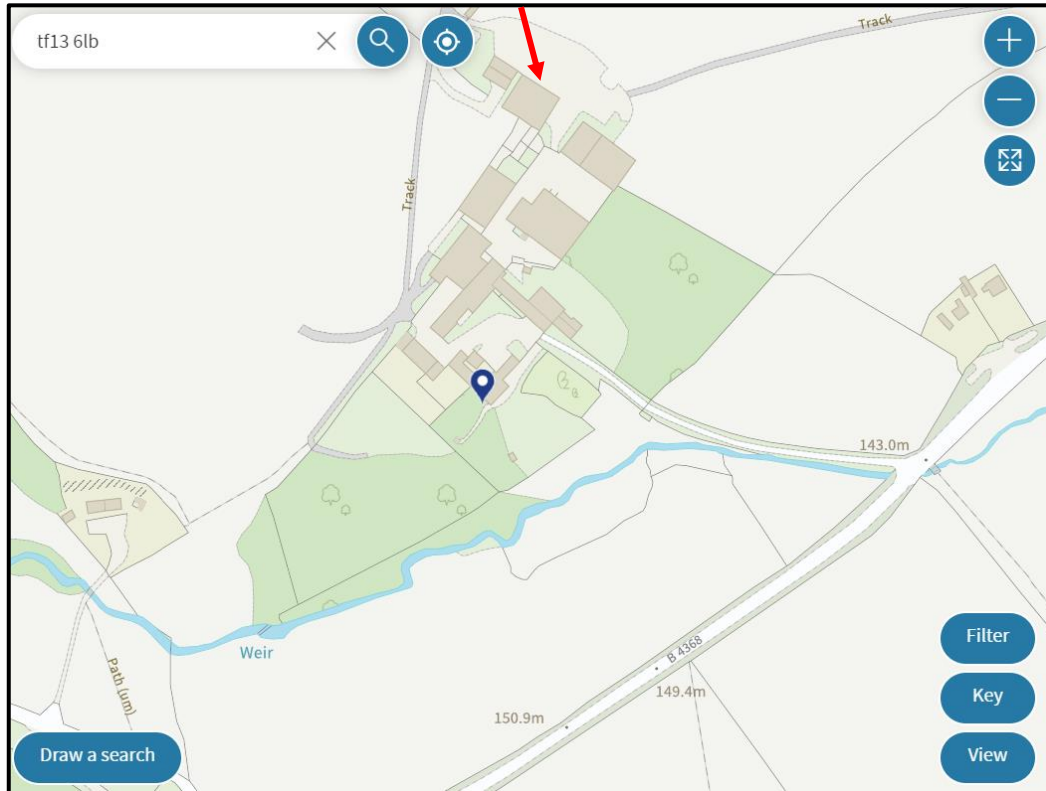
Schedule 2, Part 6 of the GDPO does not allow development in the following circumstances:

- On a separate parcel of land that is less than 1ha (2.5 acres)
- Where dwellings are involved
- Not for agricultural use
- The area of the building or development is more than 1,000sqm (except for fencing)
- Where any part of the development is within 25m of a metalled part of a trunk road or classified road
- A building (or involving work to a building) intended for or used by livestock, slurry or sewage sludge housing, if within 400m of the curtilage of a dwelling; the building proposed is not to be used for livestock housing.
- Excavations or engineering operations connected with fish farming on protected land types (e.g. National Parks).
- If the proposal is within 3km of an active Airfield, there is a limitation on height.
- The site is not within a statutory designation as confirmed overleaf



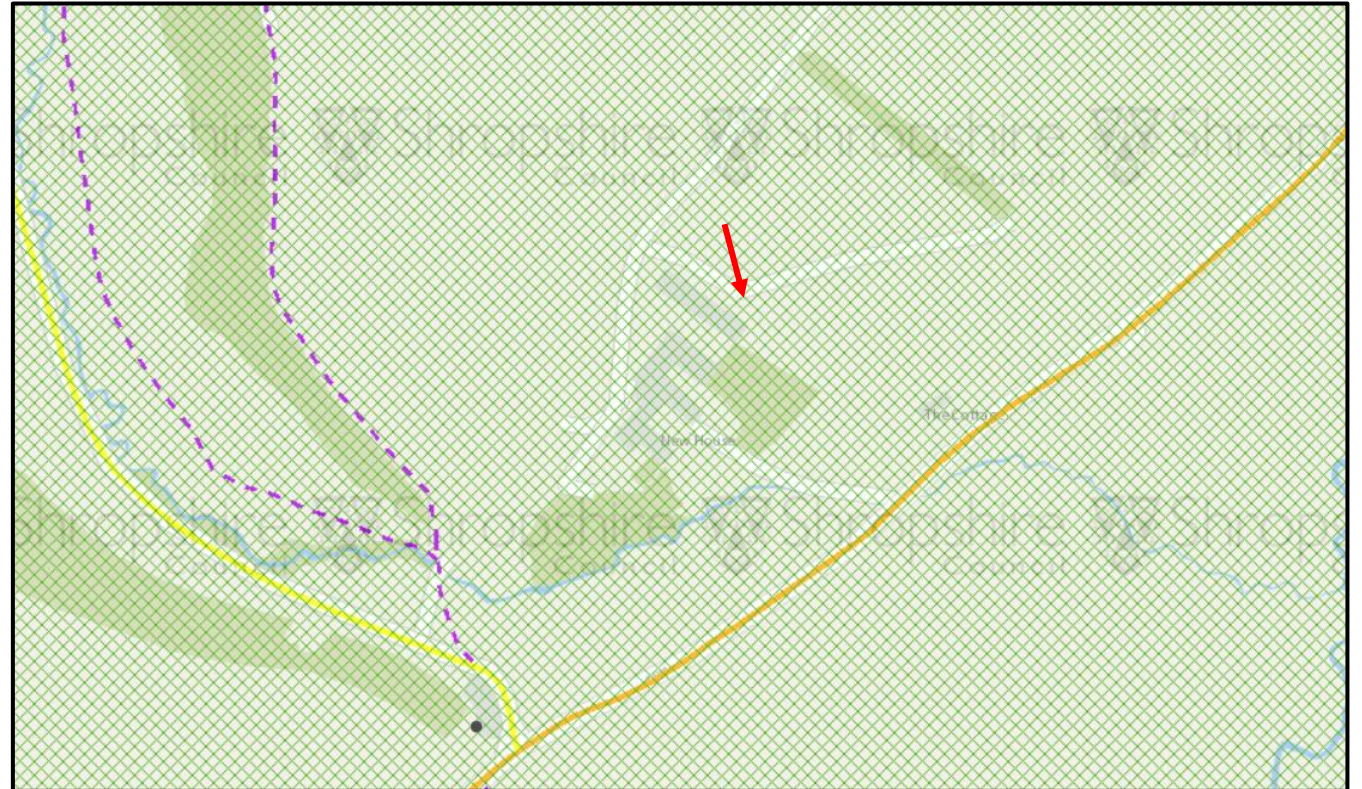
# 5. PLANNING APPRAISAL

## HERITAGE ASSETS



It is acknowledged that New House is Grade II listed under 1053772 but the modern farm buildings to the north-east are not considered to be curtilage listed and the subject yard does not have a statutory heritage designation.

## OTHER

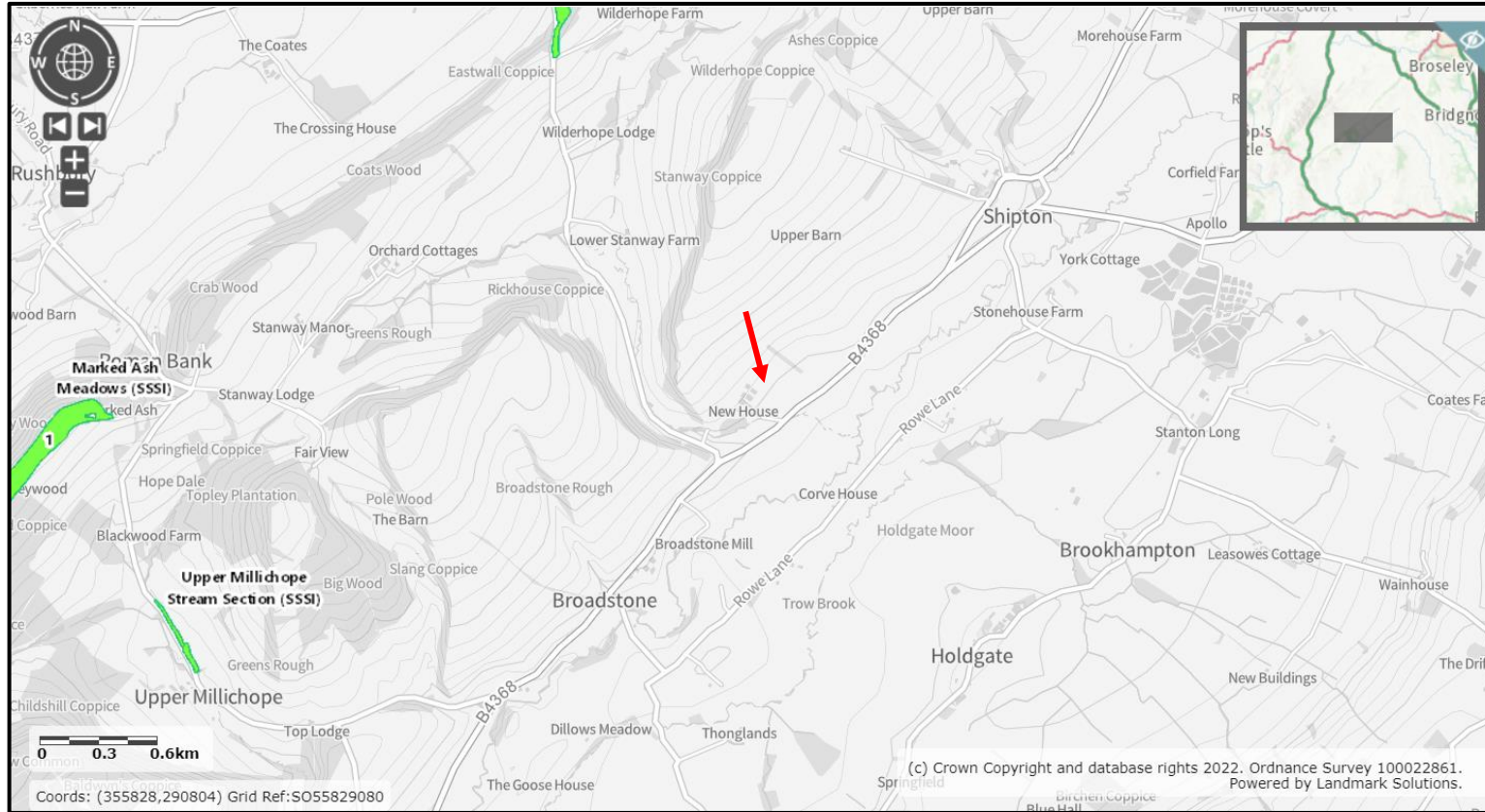


It is acknowledged that the site is within the Shropshire Hills Area of Outstanding Natural Beauty.

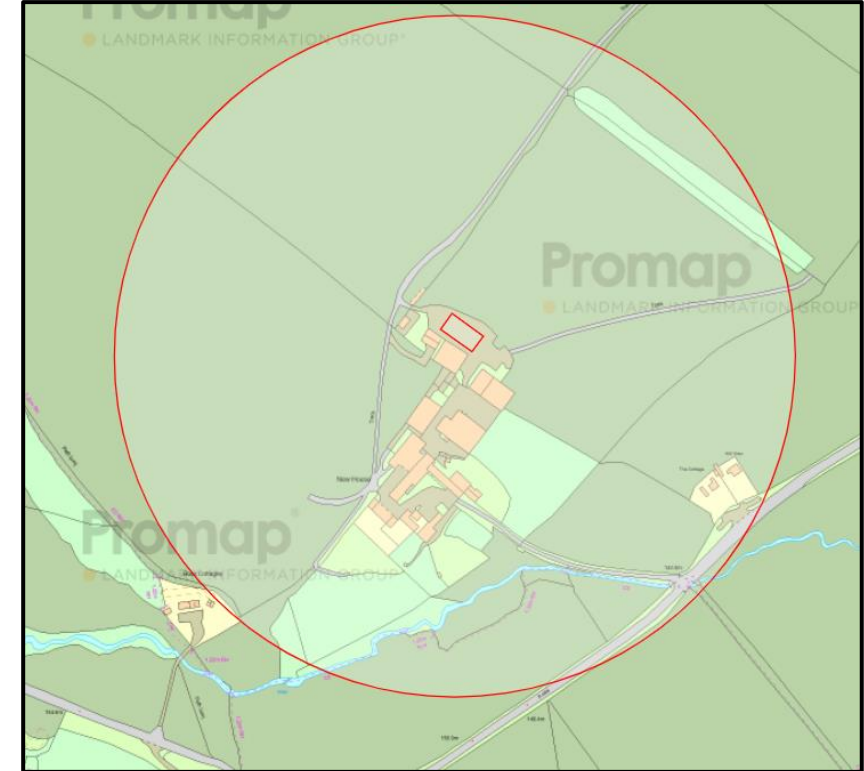
The site is more than 25m from the classified highways to the south and west and the nearest public footpaths is several hundred meters to the west.

# 5. PLANNING APPRAISAL

## ECOLOGICAL DESIGNATIONS



The site is not within an ecological designation and the nearest designation (Longville to Stanway Road Section SSSI) is located 2km to the north.



There are no waterbodies within 250m and it should be acknowledged that the building will be built on an area of existing hardstanding. Whilst it is recognised that a brook runs to the south, but this is separated from the site by the existing buildings and hardstanding associated with the farmstead.

# 6. CONCLUSION

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The applicants operate an established farming enterprise from the subject site and are seeking confirmation that permitted rights afforded the farm can be utilised to allow the erection of a general-purpose agricultural building covering an existing yard.

It is trusted that the information provided allows confirmation that the permitted development criteria is met.

## PETER RICHARDS & CO. PROPERTY CONSULTING

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