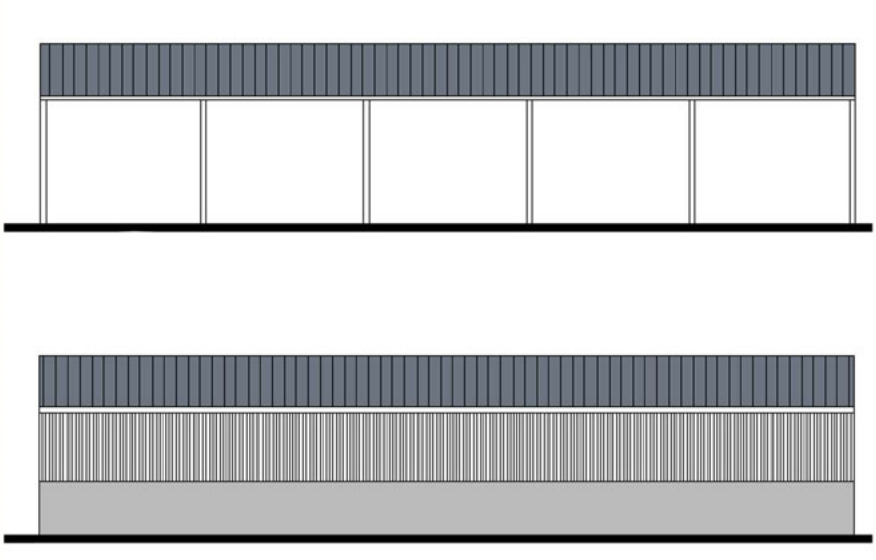
SELBY RURAL
Chartered Surveyors & Agricultural Valuers

DESIGN & ACCESS STATEMENT &
JUSTIFICATION REPORT FOR AN
AGRICULTURAL STORAGE BUILDING

Date: 22 May 2026

MANLEY HALL FARM
ERBISTOCK
WREXHAM
LL13 0DH

On Behalf of S R Lewis [redacted]



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The Property Ombudsman
RICS

1. INTRODUCTION

[redacted] of S R Lewis has instructed Selby Rural to produce this planning report for a general-purpose agricultural storage building. S R Lewis is the farming partnership comprising [redacted] who own and occupy of Manley Hall Farm, Erbistock, Wrexham, Clwyd, LL13 0DH.

The applicants run a successful dairy and sheep enterprise.

This application seeks permission for a general-purpose agricultural storage building which will sit alongside the existing buildings on the farmstead. The modern agricultural building is to be used for machinery, fodder and straw storage as their rural business continues to expand and they require extra facilities.

1.1. Qualifications and Experts Duty

I, Tom Selby, am a fellow member of the Central Association of Agricultural Valuers and a Member of the Royal Institute of Chartered Surveyors and work for Selby Rural Limited.

The substance of the instruction I have received and the information I have been provided with are set out within this report and its appendices. I have been involved in farming and country matters all my life and have a degree in Rural Enterprise and Land Management from Harper Adams University College.

I act on behalf of livestock and arable farmers and landowners throughout North Wales and Cheshire.

1.2. Purpose of Report

The following statement will endeavour to present information with regards to the application for a general-purpose agricultural storage building which will be used for agricultural storage in connection with the farming enterprise.

This statement provides a brief outline of the design, access and location of the building and will justify the need for the additional storage on the farm.

2. BUSINESS DETAILS

2.1. The Farm

- **The Land**

  S R Lewis farms approximately 505 acres (204.37 Ha). The land is predominantly grass. The applicants land holdings comprise owned and occupied land as follows:

  Arable land – 120 acres
  Grassland – 385 acres

  The arable / grassland is used to support the dairy and sheep enterprise.

- **The Livestock**

  The applicant's milk 160 dairy cows with a secure milking contract with Meadow Foods. There are approximately a further 160 head of youngstock to support the dairy enterprise and 30 – 40 head of beef cattle.

  In addition to the cattle, there is 150 breeding ewes and 270 finished fat lamps and replacement ewe lambs.

- **History**

  As the applicants own the land at Manley Hall Farm, they are looking to invest further into the farm, opposed to the tenanted dairy holding, thus investing in the family-owned property assets.

  The business has grown significantly, since the applicants purchased Manley Hall Farm being a support holding to their tenanted farm at Manor Farm at Eyton. Manor Farm (being the rented main farm) extends to approximately 145 acres (58.679), where the main dairy herd are housed.

  The buildings at Manley Hall Farm are utilised for youngstock and dry cows during the winter months and the existing buildings are fully utilised for this purpose, hence the application for a general purpose building to allow for storage of fodder, machinery and bedding.

2.2. Existing Farm Buildings

As can be seen on the image below, there is a range of buildings on the holding. All of these buildings are used in connection with the farming enterprise with the majority of them now housing cattle, whilst the produce and machinery are left outside.



3. REQUIREMENT FOR AGRICULTURAL STORAGE BUILDING

3.1. Expansion/Development of Existing Business

The business has continued to expand and increase in productivity and the existing buildings are fully utilised for farming operations. It is therefore important for the running of the business that an additional agricultural storage building is put in place. As more of the buildings house livestock, much of the produce and machinery is now kept. The additional storage will allow the business to continue to strive forward and enhance its profitability.

3.2. Secure Stores

- **Produce/Machinery Weathered**

  Currently, owing to increased productivity there is a large range of produce and machinery which is kept outside. It is essential to uphold the quality of produce and expensive machinery, and therefore it is important this is not left outside to be weathered.

  When produce is left outside, it is damaged by the weather. The produce tends to become wet and then rot which reduces the quality and makes it inedible for livestock. Currently, S R Lewis have to get all of the grass bales wrapped which is an additional expense to mowing and harvesting. This cost can be reduced, if the fodder can be kept inside. And there will be less waste and rotted produce. These savings will boost profitability of the business and ensure the sustainability of the farming enterprise.

  As you will be aware, agricultural machinery is very expensive and if left outside it will become weathered and rust. This will not only cause the expensive machinery to depreciate quicker, but it will also result in the piece of equipment breaking more often, which again would incur unnecessary expense for S R Lewis, having to get the equipment fixed.

The land at Manley Hall and rented blocks adjoining the farm total 170 acres, of which approximately The majority of this land is grass and therefore if baled could produce 1700 bales per annum, ensuring these bales are stored internally and not having to be wrapped at a cost of £13 per bale could save up to £22,000 per annum in silage wrap alone.

- **Security**

It is important that all fodder, bedding and machinery is kept inside. This will not only ensure that the equipment is protected from the elements but also ensure that no one can steal, vandalise or even burn/torch the produce; unfortunately, incidents such as arsonists torching bales of hay are becoming more common. Therefore my client wishes to take all reasonable steps to protect his produce. The produce kept in the proposed building is expensive and integral to the running of the beef enterprise. Keeping it secure significantly reduces the chances of it being damaged or depreciated, this ensures the business does not have to replace the produce or fix the equipment and therefore increases profitability. This will allow his business to continue to grow and thrive.

4. DESIGN AND ACCESS OF PROPOSED DEVELOPMENT

4.1. Proposed design of Agricultural Building

The proposed building will be 15.24 m wide x 30.48 m long totalling 464.5 m^2 (4,999 sq ft). The building will be a steel portal frame, clear span building with a pitched roof.

The building will be 6.40 m high to the eaves. The ridge will be a maximum height of 8.4 m.

4.2. Site Situation

The proposed building will be located as shown on the plan below. As per figure 1. As can be seen, the building is in line with the existing farmstead in a tidy and effective manner. The area on which the building is to be located is currently used for farm storage and therefore, the building will not be located on versatile or productive agricultural land.

4.3. Design

The building will have a pitched roof and will be a clear span steel portal frame building. It is of similar design to other agricultural buildings found on the farm and throughout the County.

The north elevation will be open fronted to allow access for the modern farm machinery. The remaining east, south and west elevations will comprise of two panel precast concrete panels being 2m in height with timber Yorkshire boarding from the top of the precast concrete panel to the eaves / ridge on the gable ends.

The roof will comprise of grey fibre cement sheets and grp rooflights throughout allowing natural lighting. It is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

The building is compatible with other agricultural buildings on the holding and in the area.

The open span building allows easy access into the building with modern farm machinery. The height of the ridge and eaves allows bales to be stacked and height.

The precast concrete panels allow the bales to be stacked in a way that is compliant with Health and Safety Regulations.

Please see the planning statement for more information.

4.4. **Access**

The building will utilise the existing access for the holding.

4.5. **Scale**

The size and scale of the building is considered to be consistent with the need of the farming enterprise.

5. THE POLICY CONTEXT

5.1. The Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Development of this nature falls under the above Order, Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more.

This application meets all the criteria outlined within Part 6 of the above legislation and is therefore classed as permitted development.

5.2. **Planning Policies**

This application complies with the criteria set by Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Part 6 - Class A (A)

a. The applicants farm holdings are made up of agricultural land that exceeds 5 hectares.

b. The proposed building is reasonably required for the purposes of agriculture for the following reasons:

   i. To allow S R Lewis agricultural business to continue to develop and expand.

   ii. To ensure the forage is kept inside to avoid it being damaged by bad weather or vandalism.

   iii. To ensure the farm machinery is kept inside to avoid it being damaged by bad weather or vandalism.

   iv. To enhance business development and production.

Part 6 - Class A (A.1)

a) The development would be carried out on a parcel of land in excess of 1 hectare.

b) The proposal does not involve 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 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.

c) The proposal is not for the erection, extension or alteration of a dwelling.

d) Clearly the proposed building is designed for the purposes of agriculture.

e) The ground area covered by the proposed building would not exceed 1,500m^2.

f) The site is not within 3 kilometres of an aerodrome and would not exceed 12 metres in height.

g) The proposed location of the building is not within 25 metres of a metalled part of a trunk road or classified road.

h) The proposal is not for the erection of a building that will be used for the purposes of accommodation of livestock or for the storage of slurry or sewage waste within 400 metres of a protected dwelling.

i) The building works would not involve excavations or engineering operations on or over article 2 (4) land connected with fish farming.

j) The proposal is not for any building for storing fuel or waste from a biomass boiler or anaerobic digestion system or used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit or would be within 400 metres of the curtilage of a protected building.

6. SUMMARY AND CONCLUSIONS

Selby Rural have been instructed to provide an assessment of the need for an agricultural storage building on Manley Hall Farm. The building is to be used for agricultural storage to ensure that the farm produce and machinery is kept inside to avoid it being damaged or vandalised. It is required in order to reduce unnecessary expenses for the business and enhance profitability. This will aid the further expansion of this successful agricultural business.

The Local Planning Authority is urged to support this prior notification and in doing so, will be supporting a local rural business.