



RCC TOWN PLANNING CONSULTANCY

RCC Town Planning Consultancy

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Dear Sir/ Madam,

RE: PRIOR APPROVAL APPLICATION FOR AGRICULTURAL BUILDING AT WHYR FARM, WORTON ROAD, POTTERNE

PLANNING PORTAL REFERENCE: PP-14480742

This prior approval application follows a pre-application submission made on 2nd May 2025 under reference ENQ/2025/00692. The pre-application submission included details of a new beef unit, to include this proposed storage building (as permitted development and subject only to prior approval) together with a with a separate building designed to house the livestock, a mobile home to serve as a temporary agricultural worker's dwelling, associated yard and driveway spur, drainage and Biodiversity Net Gain, which are all covered by separate full planning application made at the same time (planning portal reference: PP-14480123).

The planning fee structure has recently changed meaning that if this application were to be included as part of the full planning application, fees would now be prohibitively expensive. As the application complies with the permitted development criteria, it has therefore been preferable to submit the scheme as two separate applications and it is notable that no objections were raised in relation to the intended method of submission at pre-application stage.

In relation to the proposed plans, in addition to the plans and elevations of the proposed building, an illustrative proposed block plan and section drawing is provided to show how the proposed building would sit as part of the proposed beef unit, in the event that officers are minded to grant planning permission for the full planning application.

Overarching documents have also been supplied to aid the assessment of the proposed building on siting, design and external appearance, including an overarching Landscape and Visual Assessment, Agricultural Justification (contains information EXEMPT FROM PUBLIC INFORMATION) and the Planning, Design and Access Statement, which includes a separate assessment of the proposal against the permitted development criteria and commentary on the three matters for assessment.

Additional documents have been prepared to aid the assessment of the new beef unit as a whole. Therefore, whilst they are not necessary for the prior approval assessment, they do help provide useful background information and inform meaningful cumulative assessment of the



whole scheme and are thus supplied as part of this prior approval application. These documents are labelled (FOR INFORMATION ONLY) including a Transport Note and Flood Risk Assessment and Drainage Strategy.

We trust this allows comprehensive assessment of this prior approval application.

Yours sincerely

Rachel Steer Bsc (Hons) MA TCP
Associate - RCC Town Planning Consultancy