

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

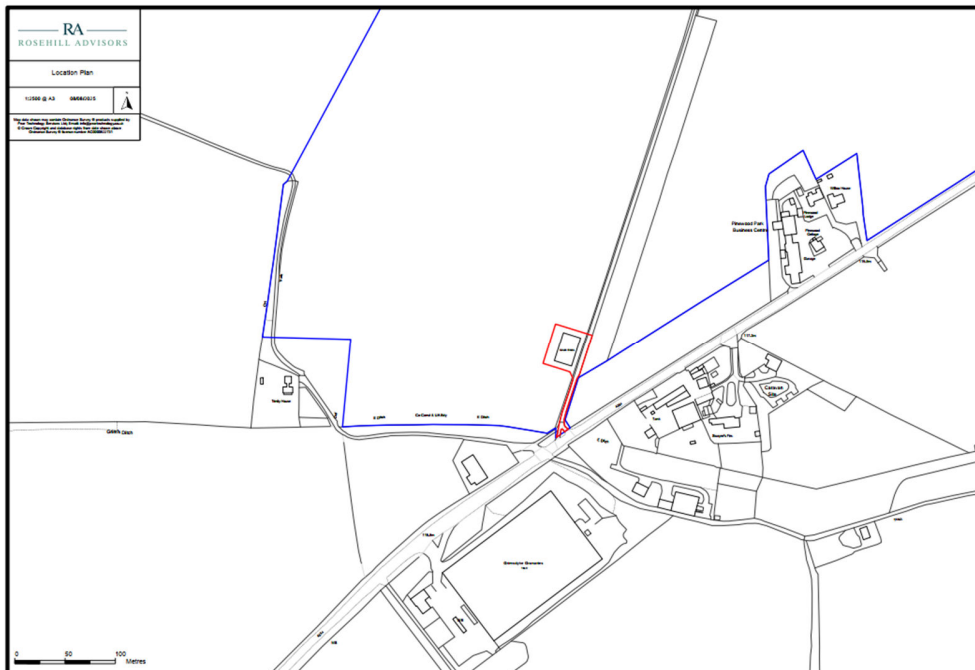
APPLICATION REFERENCE:	PL/2025/09950
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Crouchestone Down Farm, Coombe Bissett, Salisbury, SP5 5RF
DEVELOPMENT DESCRIPTION:	Agricultural storage building for storage of crops
RECOMMENDATION:	That Prior Approval is NOT required.

SITE DESCRIPTION/CONTEXT

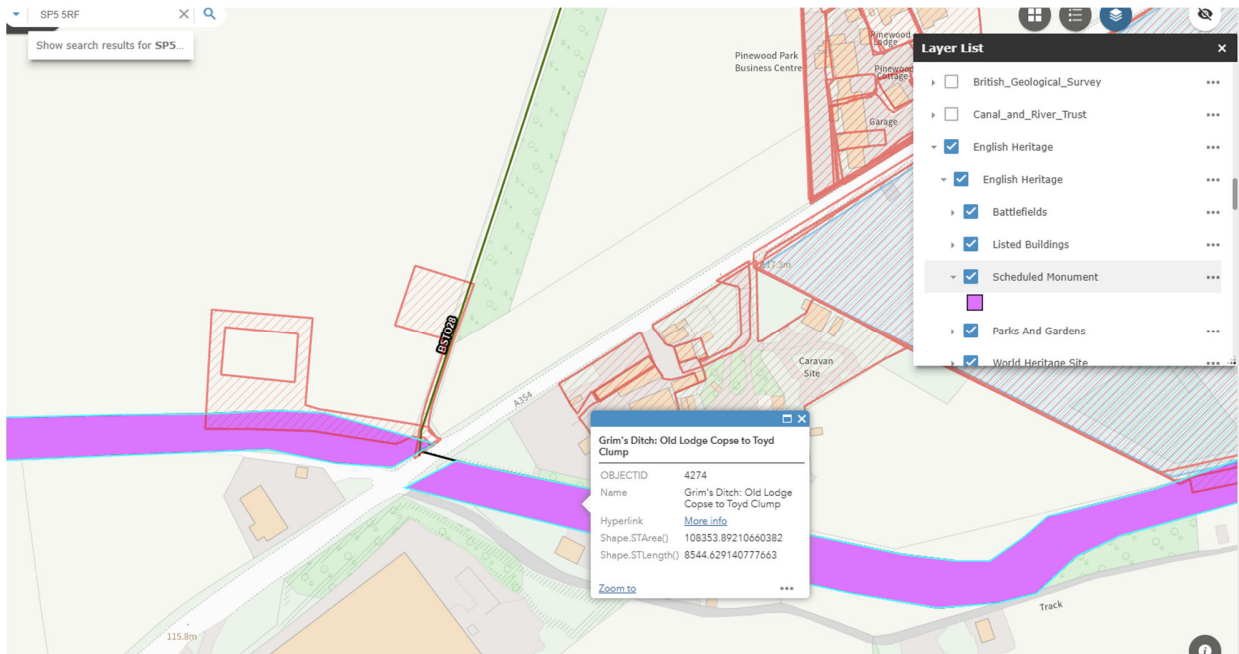
Crouchestone Down Farm is located approximately 5.4km southwest of the large village of Coombe Bissett (Wiltshire Core Strategy, Core Policy 23). The agricultural unit covers 101 hectares.

The application site is located north of the A354, 840m south of Crouchestone Down Farm house and farm cottages. The site is an arable field, access would be via a track from the A354, this track also forms public right of way BSTO28 which runs north-south along the east site boundary. There is a small strip of trees (copse) on the east side of the PROW. The site is within the Cranbourne Chase and West Wiltshire Downs National Landscape, Dorset Downs and Cranbourne Chase countryside character area and Grade 3 agricultural land. The site is within the Hampshire River Avon Catchment and New Forest Protected Sites 13.8km Recreation zone of influence.

Location Plan



Site constraints



The application site is close to Schedule Monument 'Grim's Ditch: Old Lodge Copse to Toyd Clump' (purple in above map extract). Historic England have confirmed that the application site is outside the curtilage of the scheduled monument.

PROPOSAL

The proposal is for a new agricultural storage building. The submitted application form states that the barn would measure 30m x 17.65m, with a ridge height proposed to be 9m and the eaves height 6m. The walls are proposed to be mass concrete with green and grey profile sheeting above. The roofing material is proposed to be grey fibre cement. No drawings have been submitted as part of this application.

The application form states that the building is required for the storage of crops grown on the holding and that there are no other buildings on the holding suitable for this.

There is a full planning application: 'PL/2025/06759 Erection of an agricultural building for the storage of grain produced on the holding' that is located approx. 75m from the application site. This is currently under consultation.

RELEVANT PLANNING HISTORY

Proposal / Summary

S/1999/2149 - Full planning permission Decision - Approve with Conditions Date: 16/2/2000 – ERECTION OF STEEL FRAMED AGRICULTURAL BUILDING FOR HOUSING CATTLE AND HORSES

PL/2025/06759 - Full planning permission – Erection of an agricultural building for the storage of grain produced on the holding

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain types of agricultural development may be permitted, including:

- The erection, extension, or alteration of a building;
- The formation or alteration of a private way;
- Excavations or the deposit of waste material (where the relevant area exceeds 0.5 hectares);
- The placing or assembly of a tank in any waters.

Where such development is proposed, the developer is required to apply to the local planning authority for a determination as to whether prior approval is needed. This prior approval process is limited in scope and relates only to the following matters:

- The siting, design, and external appearance of the building;
- The siting and means of construction of the private way;
- The siting of the excavation or deposit;
- The siting and appearance of the tank.

ASSESSMENT

Does the Proposal Qualify as Permitted Development

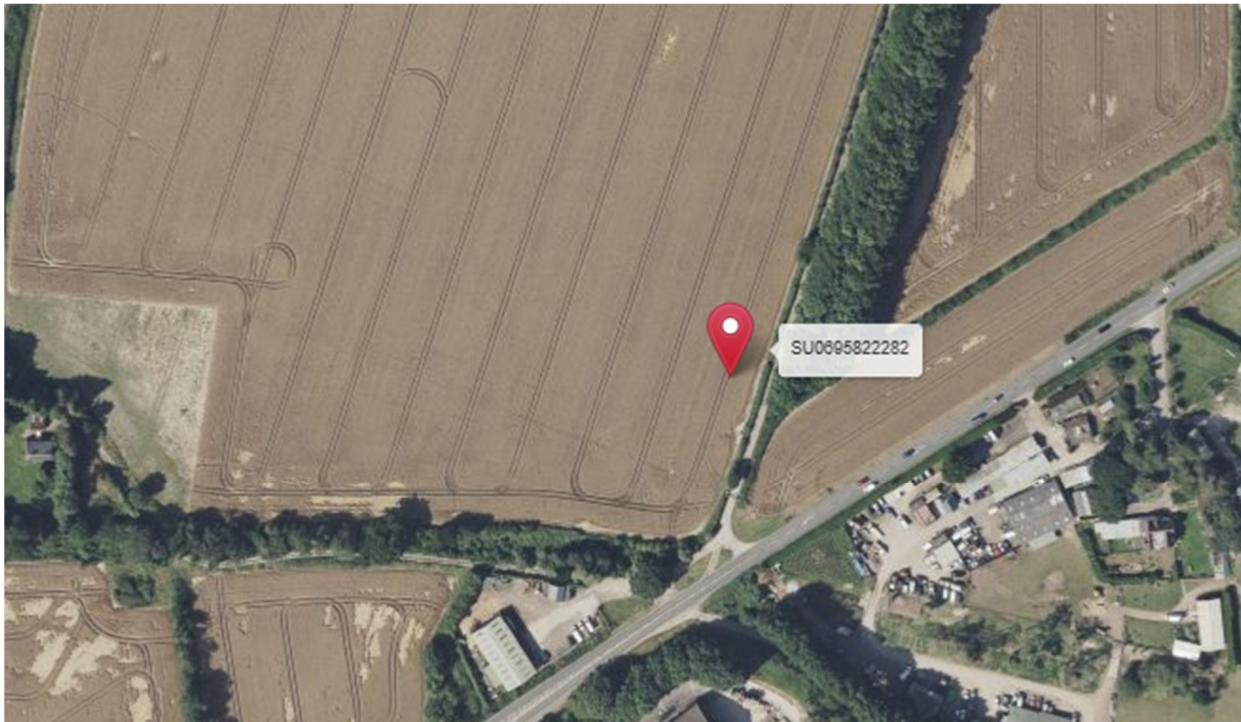
Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider the siting, design, and external appearance of the development as required by the GPDO.

Is Prior Approval Required?

The site lies within the Cranbourne Chase and West Wiltshire Downs National Landscape, which is a working rural landscape. The proposal would be sited within arable fields, close to an existing track and appropriately located in relation to existing agricultural operations. The proposal would be visible from the public right of way and the A354 due to the relatively flat nature of the site. However, there are other industrial/ agricultural buildings close to the site, along the A354 and it can be reasonably expected to encounter man-made structures supporting agricultural practices in this location.

Comments from Historic England on the parallel application PL/2025/06759 suggested the proposed location in lieu of the PL/2025/06759 proposals: *"We have accessed the site from maps and aerial views and there appears to be potential alternatives close to the proposed site but slightly further along Ox Drove. For example, this could be just to the northeast of the current site, at grid*

reference SU0695822282, with the access parallel to Ox Drove. This would also allow the proposed entrance to the current application to be used. The adjacent tree shelter belt would then screen it from the road and wider landscape”.



There are therefore no concerns regarding the siting of the proposed barn within the National Landscape or close to Scheduled Monuments.

With regard to the design and external appearance, no drawings have been submitted but the dimensions on the application form are the same as the barn submitted on parallel application PL/2025/06759, the design and materials are considered acceptable for this rural location, and the buildings appearance would be typical of modern agricultural buildings in the area.

It is therefore considered that prior approval of matters of siting, design and external appearance are not required.

CONCLUSION

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting information, and the findings of this report, it is concluded that the proposal complies with the criteria for permitted development, and therefore falls within the scope of Class A. As such, the local planning authority has considered whether prior approval is required in relation to the siting, design, and external appearance of the development. In this case, it is concluded that prior approval is not required, and the development may proceed in accordance with the submitted details.

RECOMMENDATION:

That Prior Approval is NOT required.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
A	Does the proposal involve the carrying out, on agricultural land forming part of an agricultural unit of 5 hectares or more, of either: (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?	Yes – the application form states that the building is required for the storage of crops grown on the holding. There are no other buildings on the holding suitable for this.
Criteria (A.1) – Development not permitted by Class A:		
(a)	Is the development proposed to be carried out on a separate parcel of land forming part of the agricultural unit that is less than 1 hectare in area?	No
(b)	Would the development consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or Class S of Part 3 (changes of use) has been carried out within the last 10 years?	No
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No
(e)(i)	Would the ground area covered by any works or structures (excluding fences) for accommodating livestock or plant/machinery arising from engineering operations exceed 1,000 square metres?	No
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No
(f)	Is any part of the proposed building, structure, or works within 3 kilometres of the perimeter of an aerodrome and would exceed 3 metres in height?	No

(g)	Is any part of the proposed building, structure, or works not within 3 kilometres of an aerodrome and would exceed 12 metres in height?	No
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No
(i)	Would the development consist of, or include, the erection or construction of, or works to, a building, structure, or excavation used or intended for the accommodation of livestock or storage of slurry/sewage sludge, and be within 400 metres of the curtilage of a protected building?	No
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No
(k)(i)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system be used for storing waste not produced by that system or fuel not produced on land within the unit and be within 400 metres of the curtilage of a protected building?	No
(k)(ii)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system and be within 400 metres of the curtilage of a protected building?	No
(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?	No. Confirmed with Historic England that the site is outside the curtilage of the Scheduled Monument 'Grim's Ditch'