



**PLANNING AND AGRICULTURAL APPRAISAL TO ACCOMPANY PLANNING  
APPLICATION FOR THE PROVISION OF A GENERAL AGRICULTURAL BUILDING.**

**AT**

**Land at The Old Rectory, Fonthill Gifford, Tisbury,  
Salisbury, SP3 6QH**

**On behalf of  
Mr and Mrs Andrews**

**Planning Portal Reference:- 14773436**

**Dated 10<sup>th</sup> March 2026**

Prepared by Sam Haskell BSc (Hons) MRICS FAAV

## **1.0 INTRODUCTION**

- 1.1** Symonds and Sampson have been instructed to undertake a planning appraisal and agricultural appraisal in connection with the prior approval application to be submitted for the erection of an agricultural building on land at The Old Rectory, Fonthill Gifford on behalf of Mr and Mrs Andrews.
- 1.2** Sam Haskell MRICS FAAV of Symonds and Sampson has prepared this report.
- 1.3** The appraisal is based upon a site visit, information provided by Mr and Mrs Andrews, and certain industry standards.

## **2.0 SITUATION**

- 2.1** Land at The Old Rectory is used for fodder making and livestock grazing. The land is situated to approximately 2 miles northwest of Tisbury, and 10 miles northeast of Shaftesbury and 10.8 miles east of Gillingham.

## **3.0 DESCRIPTION**

- 3.1** Land at The Old Rectory is predominantly pasture ground, with a small vineyard, the applicant owns 15.76 acres (6.38 hectares). The land is productive permanent pasture and is cut for hay and grass or grazed by livestock. There are currently no farm buildings on site. Also, the applicant has valuable agricultural equipment and machinery used to manage the pasture and vineyard which is currently kept outside exposed to the weather.
- 3.2** The unnamed road which provides access to the subject property is classified as a C-road.

## **4.0 PROPOSAL**

- 4.1** To erect an agricultural barn to provide general storage for machinery, equipment, fodder and other non-livestock uses. The proposed building will be a 7m x 7m structure with a juniper green box profile roof, with juniper green box profile walling. The proposed building will not be used for housing livestock or storing slurry.

- 4.2 There is a need on site to store valuable fodder, machinery, and associated equipment. Currently, the fodder produced is stored outside exposed to the weather along with farming machinery and equipment, which diminishes its quality. The proposed building will provide security and shelter for these valuable agricultural assets. To front the building will be a roller shutter door which will allow the building to be locked, thus secure.
- 4.3 The proposal is well screened from the natural topography, as well the existing trees and hedgerows nearby.

## 5.0 PLANNING POLICY AND GUIDANCE

- 5.1 The proposed development falls within the parameters of Part 6, Schedule 2 of the Town and Country Planning (General permitted development) (England) Order 2015.
- 5.2 For clarity I refer to the following:

Under Part 6 of the GDPO on agricultural units of more than 5 hectares development is permitted for:

**A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of:**

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation within that unit.

The interpretation of the underlined words is provided in the guidance as being:

### **Agricultural land**

Means land which, before development permitted by Part 6 is carried out, is in use for agriculture and which is so used for the purposes of a trade or business and excludes any dwelling house or garden.

### **Agricultural unit**

Means agricultural land which is occupied as a unit for the purposes of agriculture, including:

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or
- (b) any dwelling on that land occupied by a farmworker.

- 5.3 The proposed building is more than 25m from a classified road and is approximately 49m<sup>2</sup> in size.

## **6.0 CONCLUSION**

- 6.1** There is a justifiable agricultural need for this building.
- 6.2** The design of the building appropriate for the scale of the agricultural unit and is in-keeping with the rural area. The proposed is agricultural in nature.

## **7.0 QUALIFICATIONS**

- 7.1** This appraisal and report has been carried out by Sam J Haskell BSc (Hons) MRICS FAAV who is a member of the Royal Institution of Chartered Surveyors, and a fellow of the Central Association of Agricultural Valuers. He has many years of experience in connection with rural properties and farm businesses.

Signed ..... *S.J. Haskell* .....

**Dated: 10<sup>th</sup> March 2026**