

DESIGN AND ACCESS STATEMENT

Heath Farm, East Tytherton

Erection of 1no. Agricultural Building to provide Machinery and Fodder Storage

Proposal

The building is required to allow for the secure and weatherproof storage of agricultural machinery, fodder and supplies which is currently needing to be kept outside.

The land forms part of a core holding of approximately 35 acres farmed by the applicant. The site is the owned by the applicant and used for calf rearing, keeping store cattle and beef cattle finishing. Additional land is occupied on a seasonal basis and used for hay and silage production which is then brought back to Heath Farm for winter use.

The building is required to ensure machinery can be kept undercover, improving security, appearance and preventing deterioration from the weather.

The existing buildings are all fully occupied. The additional building is necessitated by the continued growth of the business to maintain profitability and more seasonal land being made available to the applicants. This includes new machinery to service the offlying land.

A previous Prior Notification application has recently been granted under reference PL/2025/03161 and it is considered that the same analysis and conclusion will be made. When combined, the two buildings do not exceed the 1500m² threshold.

Design

Full design drawings for the building accompany the proposal.

The extension is of a typical agricultural design and scale, being steel portal framed building and enclose to three sides with concrete panels and Yorkshire boarding above as per the existing buildings.

Landscaping

The building is proposed as 7 x 20' bays with an open side elevation for access to each bay.

There are native mature boundaries to the south and east and a recently established hedgerow to the north, enclosing the yard area. The land is level across to the wider field boundaries which are native hedgerow.

Storing machinery within an enclosed barn is of benefit to the landscape setting.

Access

Access will be using the existing property driveway. There is adequate yard area adjacent to the building, allowing vehicles to safely enter and exit the property in a forward gear. There are no access amendments required.

Policy

The application is submitted and is compliant with Part 6, Class A of the General Permitted Development Order 2015 (as amended) in that :

- The proposal for the barn is situated on a secure holding of over 5.5 hectares.
- The land parcel on which the barn is proposed is over 1 ha.
- The building does not exceed 1,500m² when combine with the previous building PL/2025/03161.
- There has been no Class Q or Class S development.
- The building is not within 3km of an aerodrome.
- The building is more than 25 metres from a metalled highway.
- The proposed building will house fodder and machinery and not fuel or waste products or livestock.
- The site is not a scheduled monument.

The building is set within a complex of existing, similar agricultural buildings and is only partially visible to the public vista. When viewed, it will appear as part of a group of agricultural buildings, typical of the rural landscape.

April 2026