

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02687
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Shrewton Farm, Elston Lane, Shrewton, Salisbury, SP3 4HJ
DEVELOPMENT DESCRIPTION:	Cattle building
RECOMMENDATION:	That prior notification is REFUSED



SITE DESCRIPTION/CONTEXT

The application site is located on Shrewton Farm approximately 0.5 miles north of Shrewton. It is located within the open countryside within an existing farm complex of buildings on a holding of approximately 270 hectares in size that is involved in a mixed arable and cattle rearing enterprise. Shrewton Farm Cottages and Shrewton Farm are located in the immediate vicinity of the site, but these are shown to be within the same ownership as the site. The site is situated within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. It is also within the catchment of the River Avon Special Area for Conservation (SAC); and is within the 6.4-kilometre buffer of the Salisbury Plain Special Protection Area (SPA). The site is accessed from an existing unclassified road off Elston Lane, which is also designated as a public byway (Ref: SHRE29). A further public footpath (Ref: ORCH13) also runs parallel to the north western side of the farm yard.

PROPOSAL

This application proposes to erect an additional cattle building for agricultural purposes at Shrewton Farm. The cattle barn will measure approximately 60.15 metres in length, 12 metres in width and will extend to a maximum height of 6.68 metres to its ridge. This proposed cattle building is to be

positioned adjacent to two existing cattle buildings with the same length as the proposed cattle building; however, the proposed cattle building is proposed to be erected on higher ground by approximately 1.5 metres. Alongside the cattle building, a concrete apron with an area of approximately 774 square metres is proposed. The proposed building is to be open sided on its northwestern elevation (facing away from the farmyard) with the materials, design and massing being similar to the two existing cattle buildings adjacent. The other 3 elevations are to be infilled with precast concrete panels at lower level and timber space boarding at upper level. The roof is proposed to be fibre cement roof sheets with GRP rooflights.

RELEVANT PLANNING HISTORY

PL/2024/03155 - Proposed slurry store – Prior approval not required. 24/04/2024

15/02152/FUL- Construction of two new steel portal frame buildings for housing cattle, approved with conditions 29/04/2015.

S/2013/0398- Demolish existing farm units and erect new farm dairy units, approved with conditions 20/05/2013.

S/2012/1508- Construction of a silage clamp, approved with conditions 12/12/2012.

S/2012/0491- Construction of a grain store, approved with conditions 17/05/2012.

S/2011/0113- Construction of dairy slurry reception pit and storage lagoon, approved with conditions 18/03/2011.

S/2009/1651- Construction of slurry store and associated works (access ramp and scrape way), approved with conditions 15/12/2009.

S/2006/0787- Construction of bulk feed bin, approved with conditions 08/05/2006.

S/1983/0512- Construction of grain storage silo, approved with conditions 08/06/1983.

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 extension or alteration of an agricultural building;
- the installation of additional or replacement plant or machinery;
- the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus;
- the provision, rearrangement or replacement of a private way;
- the provision of a hard surface;

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- Proposed concrete apron 774m²
- Proposed cattle barn 722m²
- Proposed cattle barn
- Existing cattle barn
- Existing cattle barn
- Existing cattle barn
- 1
- 2



Having completed the detailed assessment checklist at Appendix 1 of this report, it was identified that that the proposed development does not satisfy all of the criteria and thus does not qualify as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) A.1 (e)(i) and A.1 (i).

Development not permitted

(e) *the ground area which would be covered by—*

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations [would exceed 1,000 square metres]; or

(ii) any building erected or extended or altered by virtue of Class A [would exceed 1,500 square metres],

calculated as described in paragraph D.1(2)(a) of this Part;

Interpretation of Classes A to C

D.1—(1) *For the purposes of Classes A, B and C—*

(2) For the purposes of Classes A, B and C—

*(a) an area “calculated as described in paragraph D.1(2)(a)” **comprises the ground area which would be covered by the proposed development, together with the ground area of any building** (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;*

The planning statement and submitted drawings noted that: *The new building is proposed to cover 722m². The remaining development will be concrete aprons serving the building and will amount to 774m², therefore the total area of development is 1,496m².*

The proposed development used the limitations stipulated under A.1 (e)(ii) of 1,500 square metres, but this relates to a generic agricultural building only. Proposals for accommodating livestock are limited to the figures under A.1 (e)(i). The proposal involves both a cattle building and a large wrap around concrete apron which are both to be used for accommodating livestock. The planning statement also notes that: *The farm is a mixed dairy beef and arable enterprise. There are approximately 1700 cattle.*

As such, the limitations set out in (e)(i) are, in this instance, the relevant criteria for the assessment and this limits the permitted development works to 1,000m². As the proposed footprint of all the works that are proposed in order to accommodate livestock would exceed the 1,000m² limitation of this criterion, it is considered that the proposals do not satisfy criterion e(i) and thus cannot benefit from the permitted development right provision.

Alongside this, the proposed development also fails A.1 (i).

Development not permitted

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

Interpretation of Classes A to C

D.1—(1) For the purposes of Classes A, B and C—...

“protected building” means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include—

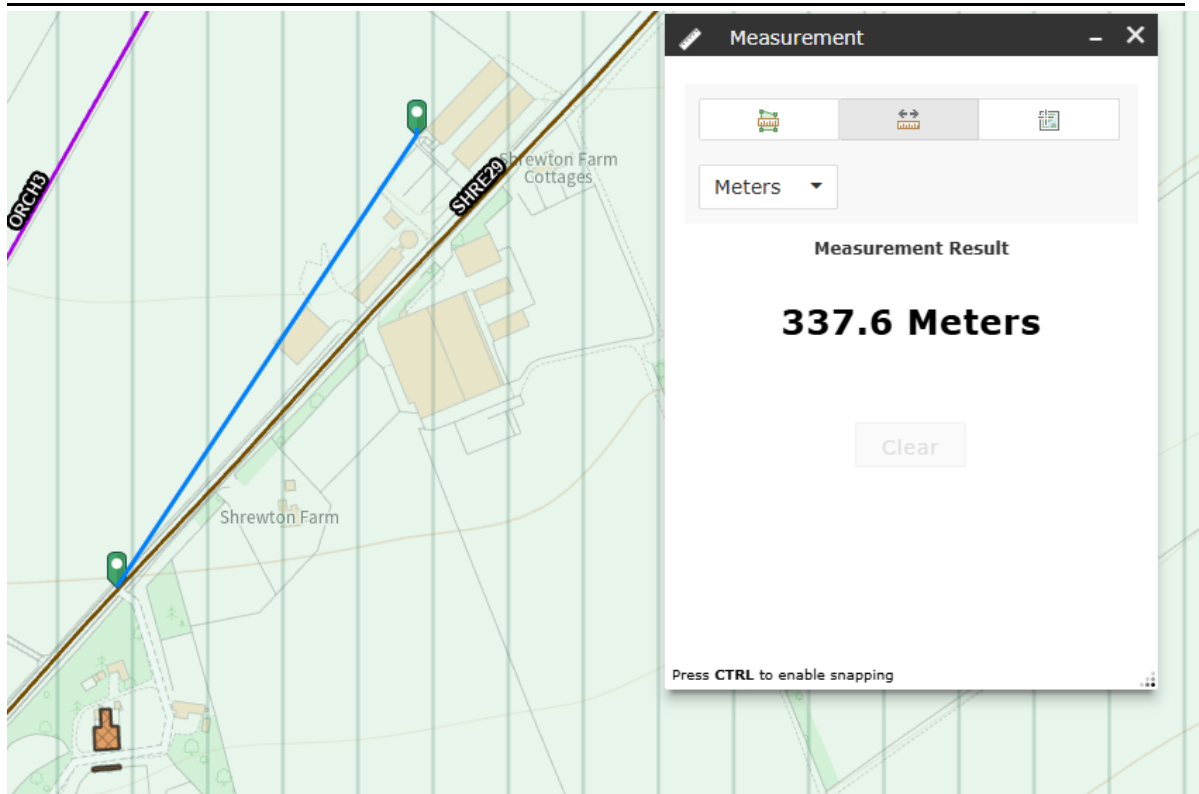
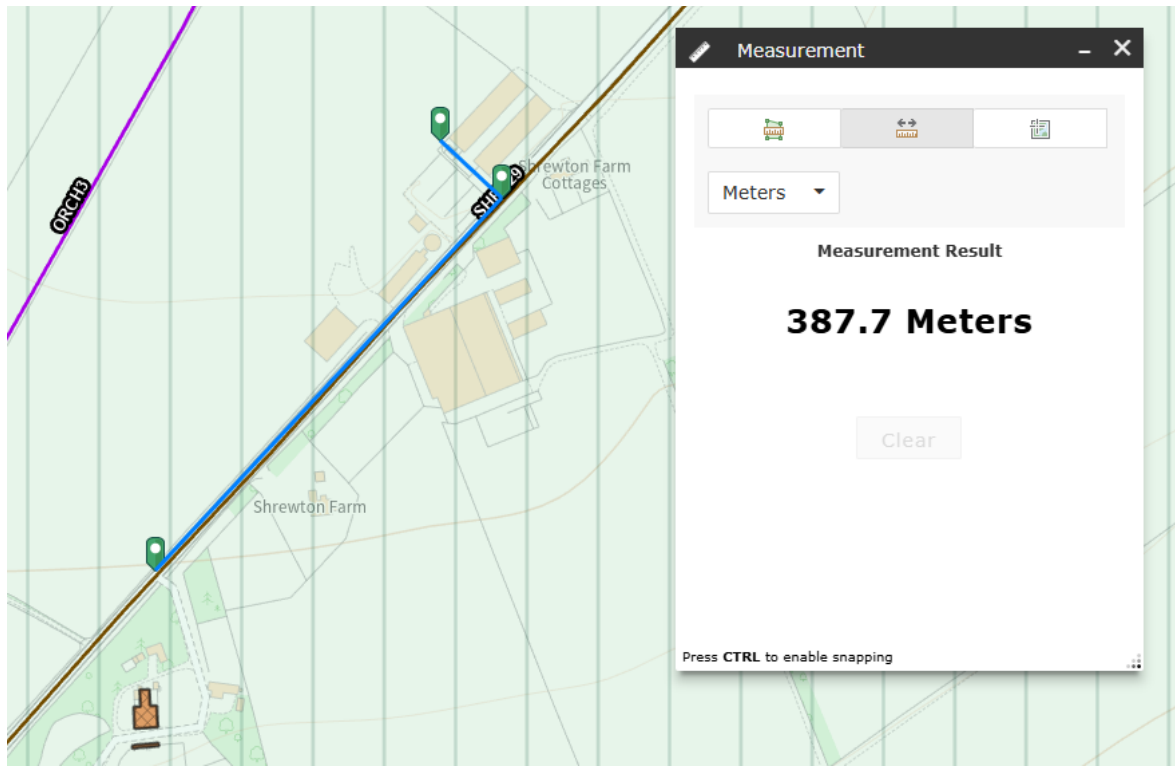
(a) a building within the agricultural unit; or

(b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture;

(2) For the purposes of Classes A, B and C—...

(b) a reference to 400 metres in paragraphs A.1(i) and (k), A.2(1)(a), B.1(d) and B.5(1) of this Part is a reference to distance measured along the ground.

The location of the proposed cattle building will sit within a wider agricultural holding which includes Shrewton Farm Cottages and Shrewton Farm. These are both within the same agricultural unit as the site and are thus not considered to be protected buildings. However, Shrewton House lies south of the agricultural holding. This Grade II listed dwelling is not in agricultural use and also has a further cottage within its ground (Henge Estate) which appears to be let out as a holiday cottage. Both units are therefore considered to be protected buildings within the above definition. Furthermore, the GPDO states that a building used for the accommodation of livestock within 400 metres of the **curtilage** of a protected building would not be permitted development. It is not clear from the interpretation in D.1 (2) (b) (above) whether the measurement should be measured ‘*along the ground*’ following roads/access points etc or as the crow flies, but either way, the curtilage of Shrewton House and its holiday let lies between 337.6 and 387.7 metres from the location of the proposed cattle building. As such, the proposed development will fall within 400 metres of 2 protected buildings and thus fails this criterion of the permitted development right provision as well.



The proposed development is not therefore considered to comply with all of the criteria set out in Class A of Part 6 of Schedule 2 of the GPDO and *is not* therefore considered to be permitted development. The application is therefore recommended for refusal on that basis and an application for planning permission will need to be submitted in order for the proposals to be considered.

Siting, Design, and External Appearance

Whilst it is considered that the proposals do not represent permitted development under Class A of Part 6 of Schedule 2 of the GPDO, the applicant has applied to the Local Planning Authority for confirmation that prior approval is not required. It is therefore considered to be appropriate for the Council to still assess the proposed siting, design and external appearance of the proposals in line with Conditions A.2 (2) (i) of Class A, Part 6 of the GPDO.

The proposed development comprises an agricultural building within an established and operational farmyard. The site is set within the open countryside; the proposal is agricultural in nature and sited alongside existing agricultural buildings within an existing farmstead. The siting of the proposed structures is closely associated with existing agricultural buildings and infrastructure, thereby reinforcing the nature of the existing farmstead.

The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury District Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The scale, form and appearance of the proposed cattle building is similar to the adjacent buildings and is typical of rural agricultural development and are not therefore considered to introduce an incongruous or visually intrusive feature into the wider landscape or special landscape area. Whilst the development will extend the courtyard further into the open countryside its relationship with the existing farmyard will ensure that the impact is not intrusive or detrimental to the character of the area. In terms of proposed materials, these are considered to be appropriate for the functional requirements and needs of the building, ensuring that the development is sympathetic both within the existing setting of the farmstead and the wider surrounding area. The location, design and agricultural materials proposed, are thus, generally considered to be acceptable.

Notwithstanding this, the proposed cattle building will be positioned on higher ground and will thus sit approximately 1.6 metres taller in the landscape than the adjacent buildings; and on the very edge of the farm yard. Rights of way footpath ORCH3 is located northwest of the application site. As the proposed building will be sited on higher ground, the proposed cattle building will potentially be visible from the footpath and its increased height relative to the existing development will be very apparent. It is considered that the proposed building should instead be dug into the site so it is at least comparable in height with the adjacent buildings so that it is seen as a continuation of the existing built forms and against a backdrop of existing agricultural development, rather than as a strident, much taller form of development in this landscape. The raised siting of the proposed building, and its position on the outer edge of the farm yard, closer to a public footpath and in a special landscape area is therefore considered to be out of keeping with the general character of the area and detrimental to the setting of the Special Landscape Area.

Therefore, while the design, use of materials, and location of the proposed cattle building is generally acceptable, the proposed siting of the cattle building on higher ground than the adjacent agricultural buildings is considered to adversely impact the character of the wider rural setting, special landscape area and amenities for users of the nearby footpath, especially as a result of its position on the outer edge of the farm yard.

In addition, as the proposals have failed the permitted development right criteria due to their proximity to protected buildings, it is considered necessary to also consider the proposed siting in terms of their potential impact for residential amenities. It is noted that the site is situated within an existing, established cattle farm that already owns 1,700 head of cattle and the proposed building is to be situated immediately adjacent to two existing cattle buildings of similar size and design. It is therefore considered that the proposed building and associated noise, odour and activities created by its use are unlikely to create significant additional implications for nearby residential amenities. However no information has been submitted with the application to confirm this and any planning application that may be pursued on this site will need to carefully consider this matter.

Overall the Local Planning Authority therefore has serious concern about the siting of the proposed building; and were the proposals be found to be Permitted Development, the prior approval is likely to be required and not granted.

Other Matters

Whilst not a consideration for Part 6 of the GDPO, the site is situated within the catchment of the River Avon SAC and is within 6.4 kilometres of the Salisbury Plain SPA and therefore has potential to have an adverse effect upon the integrity of these European sites. This means that the proposed development cannot be lawfully commenced, even if it were to be found to be permitted development, until the local planning authority, along with the appropriate nature conservation body (Natural England), has undertaken an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations); and can confirm that the proposals will not adversely affect the integrity of the site(s).

It is therefore considered that, should the applicant decide to pursue these proposals via the submission of a full planning application; any such application will need to be accompanied by an assessment detailing the potential impact of these proposals for these nearby sensitive ecological designations. Any such development may also be subject to BNG in line with the Environment Act.

CONCLUSION

The proposed new cattle building and associated concrete apron, as described on the submitted application form; and as shown on the submitted plans, received 27th April 2026, are not considered to accord with all of the criteria of Part 6, Class A of the GDPO 2015 (as amended) and do not therefore constitute permitted development.

It is also considered that the proposed siting of the proposed building, as a result of its position on significantly higher ground and on the outer most prominent edge of the existing farm yard, is likely to have a significant detrimental impact on the landscape character and setting of the Special Landscape Area; and for the visual amenities of users of the nearby footpath and is not therefore likely to be accepted.

It is therefore recommended that this prior notification application should be refused; and should the applicant wish to pursue the proposed works, a full planning application would need to be submitted accordingly.

RECOMMENDATION:

That prior approval is REFUSED

1. The proposed development, by virtue of its size and position in the vicinity of a number of protected buildings, is not considered to satisfy criteria (e.i) and (i) of Part A.1 of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting documentation, and the findings of

this report the proposals are not therefore considered to benefit from the provisions of this agricultural permitted development right and prior approval is refused.

2. The proposed development, by virtue of its raised position and overall height has potential to significantly impact the character, setting and visual amenities of the area, which is situated in a Special Landscape Area. The siting of the proposals therefore needs detailed approval in line with Condition A.2, criterion 2 (i) of Class A of Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GDPO).

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.
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?	The proposed development is for accommodating livestock, with the total area of development proposed to be approximately 1,496 square metres. The cattle building at 722 square metres and the surrounding concrete apron being 774 square metres. This criterion is therefore not satisfied.

(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	This criterion is not relevant to this application as the application is for accommodating livestock. See criterion (e)(i) above.
(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, the cattle building is proposed to measure approximately 6.68 metres in height.
(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?	The location of the proposed cattle building lies within a wider agricultural holding which includes Shrewton Farm Cottages and Shrewton Farm. These are not considered to be protected buildings. However, Shrewton House lies south of the agricultural holding. The GPDO states that a building used for the accommodation of livestock within 400 metres of the curtilage of a protected building would not be permitted development. The curtilage of Shrewton House lies 386.3 metres from the location of the proposed cattle building. As such, this proposed development fails this criterion.
(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.

