



assetsphere

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Wiltshire Council
Monkton Park Offices
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Dear Sir/Madam,

Prior Notification Application – Erection of farm building to cover open yard area at Down Dairy Farm, Hindon, Salisbury, Wiltshire. SP3 6FB

Please find enclosed supporting documents for the above prior notification of a steel portal agricultural building to cover the yard at the existing farm buildings of Down Dairy Farm, Hindon, Wiltshire, SP3 6FB

The proposal is to erect a new steel portal-frame building to cover an existing yard used as a collection yard for dairy cattle. This is an area where animals are also fed in winter when the land is too wet for them to stay out in the fields. The proposed building will be part-funded under a DEFRA CAPITAL GRANT SCHEME, which supports applications to reduce rainwater running through fouled yards, which goes across fields and enters the ditch network in priority areas and, therefore, reduces diffuse water pollution as one of the objectives of **The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017**. The funding code under the water quality section of the Capital Grant is Rp28, which is for roofing only and not for housing livestock. The Capital Grant agreement number is 2180144.

The proposed siting of the building is within the existing range of buildings, which are currently used for agriculture and where dairy cattle are housed and milked, as shown on the attached site plan. The proposed height to the ridge will be 6.7 m, and to the eaves 4.6 m. These heights are necessary to allow large modern farm machinery to access the covered yard area. The proposed building is commensurate with the height of the existing range of farm buildings.

The building will be open sided on all four elevations for both access and ventilation purposes. The roof will be grey fibre cement profile sheeting. All rainwater goods will be PVC to match the existing buildings and connected to the existing soakaway system, separating rainwater from dirty yard water and reducing the amount of slurry requiring storage, thereby meeting the aims of the Capital Grant Scheme to reduce diffuse pollution and help with the slurry storage compliance requirements.

The applicant's current farming enterprise at Dairy Down Farm has a holding of 283 hectares. Identification numbers are as follows: CPH no: 45/284/0006 and SBI (Single Business Identifier) no: 106822919

This submission is made pursuant to *Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order, 2015 (as amended)*. The application seeks a determination on whether prior approval of the Local Planning Authority is required for the proposed agricultural building.

The development is considered to fall within the scope of permitted development under the GPDO and to comply with the relevant limitations and conditions for the following reasons:

- 1) The existing holding is more than 5 hectares (283 hectares in total)
- 2) The proposal is for the erection of a new building to cover an open yard area.
- 3) The proposal is sited on the farm holding (CPH no: 45/284/0006), which comprises 283 ha
- 4) There has been no development on the holding under Part 3 within 10 years
- 5) It does not involve any work on a dwelling
- 6) This is a new building
- 7) This building is provided for the purposes of agriculture
- 8) The ground area covered by the new building would not exceed 1000 square metres, as it would cover a total area of 385 square metres
- 9) The building would not be within 3KM of an aerodrome
- 10) The height of the new roof would not exceed 12 metres (height to ridge would be 6.7 metres)
- 11) The new building would not be within 25m of a metalled part of a trunk road
- 12) It is not for the purposes of fish farming
- 13) It is not used for storing fuel, waste for a biomass boiler or an anaerobic digestion system
- 14) There are no alterations proposed to the existing access, which serves the existing farm buildings.
- 15) The structure would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

It is considered that the proposal complies with the requirements of the General Permitted Development Order (2015, as amended), Part 6 Class A(a) and complies with the relevant limitations and conditions set out in paragraphs A.1 and A.2. Accordingly, the development is submitted for a determination as to whether the prior approval of the Local Planning Authority is required.

Please do contact us should you require additional information.

Yours sincerely,

Alex Orttewell
Director

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