



assetsphere

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Wiltshire Council
Monkton Park Offices
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Dear Sir/Madam,

FULL PLANNING APPLICATION: ERECTION OF AN AGRICULTURAL BUILDING TO COVER AN EXISTING DAIRY COLLECTION AND FEEDING YARD AT DOWN DAIRY FARM, HINDON, SALISBURY, WILTSHIRE SP3 6FB

Please find enclosed a full planning application for an open-sided, steel portal-framed agricultural building over an existing concrete dairy collection and feeding yard at Down Dairy Farm. The building would have grey fibre cement roof sheeting with roof-mounted solar photovoltaic panels. The existing access would remain in use, and no external lighting is proposed.

The application follows the refusal of Prior Notification Application PL/2026/03488. The prior notification was refused because the proposed structure was considered to accommodate livestock within approximately 390 metres of a protected building and therefore fell outside the 400-metre limitation in Class A.1(i) of Part 6 of the General Permitted Development Order. The officer otherwise accepted the agricultural need, siting, scale, design and materials, and concluded that the proposal would not cause unacceptable harm to the Cranborne Chase National Landscape.

The full application therefore allows the proposal to be considered on its planning merits. The accompanying Planning Statement addresses the previous officer comments, residential amenity, landscape, ecology, policy and the environmental need for the development.

Agricultural and sustainability benefits

The roof will prevent clean rainfall from falling onto the existing livestock yard and entering the dirty-water and slurry system. Roof water will instead be directed to the existing clean-water drainage arrangement. The project has secured support under the DEFRA Capital Grant Scheme, item Rp28, and is supported by the local Catchment Sensitive Farming adviser.

The proposal will support the continued viability and modernisation of the established dairy enterprise; reduce dirty-water and slurry volumes requiring storage, handling and land spreading; reduce diffuse pollution risk and support water quality within the River Avon catchment; assist the farm in responding to current water-pollution and slurry-management obligations; use an existing sealed yard without loss of agricultural land or habitat; and generate renewable electricity through roof-mounted solar panels.

The Preliminary Ecological Appraisal identifies no adverse effect on protected species or habitats and supports the claimed Biodiversity Net Gain exemption. The open-sided design will retain natural ventilation and the proposal introduces no external lighting or mechanical ventilation.

Submission documents

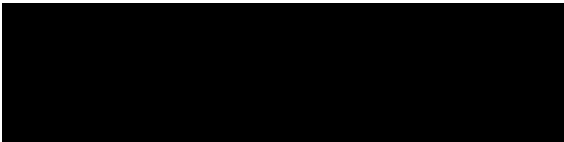
The principal documents submitted with the application are:

Planning Statement prepared by AssetSphere Ltd;
Preliminary Ecological Appraisal prepared by Greenwood Ecology & Countryside Management;
location, site, floor and roof plans, and proposed elevations;
Biodiversity Net Gain exemption information completed online; and completed application form,
certificates and fee.
The proposal represents a practical environmental improvement to an existing dairy enterprise.

In light of the accepted agricultural need, environmental benefits, and the absence of identified landscape or ecological harm, I respectfully request planning permission.

Please contact me if any further information is required to validate or determine the application.
Kind regards

Yours sincerely,



Alex Orttewell
Director

