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 Blackdown House, Border Road,  
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**For office  
 use only**

Application no.

Date received

Fee received

Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Rydon Farm

Address Line 1

Road From Talaton Cross To Bittery Cross

Address Line 2

Address Line 3

Devon

Town/city

Talaton

Postcode

EX5 2RP

Description of site location must be completed if postcode is not known:

Easting (x)

307298

Northing (y)

100228

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Proposed Road

Please indicate whether your proposal involves the following

- A new road  
 Alteration of an existing road or highway

### Dimensions of the proposed road

Length

330.0	Metres
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Width

2.5	Metres
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### Surface materials of the proposed road

Materials

Colour

## The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

Scale

What is the area of the parcel of land where the development is to be located?

Hectares

**How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?**

Years

11

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes  
 No

If yes, please explain why

See attached letter for more details.

Operational requirements

At present, the existing access arrangements for heavy farm machinery at Rydon Farm to access the Dungstore is convoluted and requires tractors hauling large dung trailers to navigate through the existing farmyard and farmhouse. Frequent access is also required to an existing 4,000 gallon Slurry Tank located at the south-west extent of the farm complex. At present, the only access is via the surrounding field which can become difficult during the winter months due to unstable nature of the ground when saturated.

The proposed track would provide an operationally preferable route that is easier for large farm vehicles hauling heavy loads to navigate and would link the both the Dungstore and Slurry Tank track. As shown on the supporting plan (see Appendix A), the proposed route would utilise an existing field gateway to the north of the farm complex and travel west along the north side of the hedge line before turning south, through an existing gate to navigate towards the Dungstore and Slurry Tank. A small turning circle is also proposed to remove the need for tractors hauling large effluent tanks to either reverse up the track, or navigate the adjacent field, the purpose of which this track is seeking to avoid due to navigational difficulties in the winter months.

This route will use existing access arrangements whilst minimising any potential disruption to or conflict other farming operations and is considered reasonably necessary for the purposes of agriculture.

Is the proposed development designed for the purposes of agriculture?

- Yes  
 No

If yes, please explain why

See above. The design is in line with DEFRA's Countryside Stewardship requirements

Does the proposed development involve any alteration to a dwelling?

- Yes  
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes  
 No

What is the height of the proposed development?

0.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes  
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Declaration

I / We hereby apply for Prior Approval: Private road for agricultural/forestry use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jonathan Boles

Date

18/09/2022