

East Devon District Council
Planning Department,
East Devon District Council,
Blackdown House, Heathpark Ind Estate,
Honiton,
EX14 1EJ

2 November 2022

Our Ref: A2509

RE: The Town and Country Planning (General Permitted Development) Order 2015 (As Ammended): Schedule 2, Part 6 Class A –Agricultural Development Prior Notification: New Farm Track at Rydon Farm, Talaton.

Dear Planning,

I write to you on behalf of the applicant, Jonathan Boles, in relation to the carrying out of engineering operations to provide a new farm track at Rydon Farm, Talaton. As set out within Schedule 2 Part 6 Class A of the General Permitted Development Order, such works are considered permitted development.

In accordance with the conditions set out under Part 6, paragraph A.2 sub-paragraph 2, this letter comprises the prior notification to the Council for a determination as to whether the prior approval of the authority will be required as to the siting and means of construction of the proposed private way. This notification is accompanied by a description of the proposed development, the operational need to support it and information on the proposed construction specification and materials. A plan indicating the proposed routing is also appended. This has been submitted via the planning portal and the reference is PP-11665009.

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. After over two years of navigating within the current operational constraints, it has become evident that improved access requirements are absolutely necessary.

The proposed track would provide an operationally serviceable route that is easier for large farm vehicles hauling heavy loads to navigate year-round and would link the both the

Dungstore and Slurry Tank track. As shown on the supporting plans, the proposed route would utilise an existing field access to the north of the existing farmhouse and before travelling west along the north side of the barn complex to navigate towards the Dungstore, before turning south towards the 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.

The proposed track would begin immediately north of the existing field access, which is more than 90 metres west of the public highway. The proposed track therefore complies with the requirements of Schedule 2 Part 6 of the GDPO which states that development must not be within 25 meters of a classified road.

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.

Construction specification

With regards to the construction specification of the track, this is proposed to follow the requirements of the Countryside Stewardship Scheme for hardcore tracks and as set out below:

- For hardcore tracks, excavate a trench 2.4m wide and at least 150mm deep to naturally occurring hard surface;
- For hardcore tracks, use the soil to profile edge of the track;
- For hardcore tracks, a geotextile membrane does not need to be used for all types of soil. It is not usually needed on firm shale and some limestone or chalk soils except on a steep slope. Clay soils and peats will need a greater depth of stone to make up the track layers;
- For hardcore tracks, finish the top of the track with a wearing course, 18mm to dust, to a depth of 25-50 mm and compact it into convex camber;
- For hardcore tracks, direct any track run-off to a ditch or other stable drainage outlet, or divert onto grassland.

On the basis of the above and attached, the requirements of Conditions A.2 are considered to have been met and the proposed farm track is permissible under Class A and we look forward to the Council's determination as such within 28 days of this notice.

I trust everything is in order. If you require anything further or have any questions regarding the submission please contact me.

I look forward to hearing from you in due course.

Yours faithfully,



Jonathan Finch BSc(hons) MSc MRTPI
Associate Director