

FAO: Planning & Development Control

East Devon District Council  
Blackdown House  
Honiton  
EX14 1EJ

VIA THE PLANNING PORTAL

30/11/2022

Dear Sirs,

## 28 DAY PRIOR NOTIFICATION - NEW GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING (NON-LIVESTOCK)

FOR: STRAW STORAGE

AT: BROADHAYES FARM, STOCKLAND, EX14 9EL

Our ref: BG271251 –Bright Farming Ltd  
Planning Portal PP-10088632

Please find attached plans, drawings and information in respect of a proposed agricultural building at the above site. The proposed steel portal frame building has been designed specifically to meet the needs of the farm and is reasonably necessary for the purposes of agriculture –and thus complies with requirements set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

As the council are aware, the applicants have recently acquired more arable land and, further to previous applications to restructure the farming operations (notably with refusals for proposed livestock units at Ridge) the applicant has had to make alternate use of existing (unrestricted) general purpose agricultural buildings (previously used for storage purposes) within the unit. There is now a pressing necessity for an additional storage building to accommodate additional straw grown on the arable land (which is utilised within the livestock unit at Broadhayes). This straw needs to be stored under cover (to maintain its usefulness / quality for up to 12 months) and needs to be located at a suitable distance from livestock housing to eliminate fire and associated risks. At present, there is insufficient space to do so at the main site, or off site, in existing structures and so this location, being well screened and accessible by road from the outlying land (through an existing / established access way), is suitably located to meet the current and future needs of the farm.

The design and external appearance of the building will be commensurate with its purpose and is in an appropriate location in respect of its intended use for storage. We note that the location is within 400m of protected buildings and their curtilages, but it is also sited sufficiently remotely from nearby listed buildings - so as not to result in detriment or harm to their setting.

The applicant confirms that the building shall not be used for any incompatible uses identified in Class A.1 (i) and / or (k) or for any other use that would not be permissible with 400m of a protected curtilage.

The proposal is therefore compliant with the requirements set out within Schedule 2, Part 6 of the GPD(E)O 2015 - and should be approved in accordance with process as outlined within the same order. I do not believe that additional information should be required for the council to confirm that prior approval is not required and thus look forward to your response within the next 28 days (i.e. on or before 28<sup>th</sup> December 2022).

**Please do not hesitate to contact the undersigned if a site meeting / visit is required. Per previous advice to officers we respectfully remind EDDC that Broadhayes Farm is a sensitive / high health unit and no unaccompanied visits should be made without first contacting myself or a site representative to ensure biosecurity and safety measures are properly maintained at all times.**

Many thanks in anticipation of your swift determination / response.

Yours sincerely,



**Ian Firth** BSc (Hons) MRICS MTCPA

*Director*

Email [ian.firth@bondstones.co.uk](mailto:ian.firth@bondstones.co.uk)

Office 0845 544 1990 ext 101