



PLANNING STATEMENT

Planning Notification REF: PP-012089966

Erection of Yard Covering at Densham
Farm

1. Site Planning History

We are not aware of any applications submitted within the last ten years pertinent to this application.

2. National Planning Policy

We believe that National Planning Policy Framework (NPPF) 2019 is the leading policy, the relevant policies are as follows: -

- Paragraph 8 - There are three dimensions to sustainable development, economic, social and environmental.
- Paragraph 9 – Achieving sustainable development
- Paragraph 10 - A presumption in favour of sustainable development.
- Paragraph 83 - Promote the development and diversification of agricultural businesses.

3. Local Planning Policy

The relevant local planning policy makers are West Dorset District Council whose local planning policies are contained within the West Dorset, Weymouth & Portland Local Plan 2015, the relevant policies are as follows:

- Paragraph 4.6.4
The councils recognise the need to support modern farming practices . New agricultural buildings can be allowed under ‘permitted development rights’, but where this is controlled under the planning system applicants will be encouraged to locate development where it would not impact on the openness and attractive character of the countryside, for example by re-using existing buildings or locating new ones close to existing buildings or on areas of existing hard standing.
- Econ9 – New Agricultural Buildings
i) The development of new agricultural buildings, or extension of existing buildings, will be permitted where the development is necessary for the purposes of agriculture on the unit or locally where facilities are to be shared, and there are no existing buildings on the unit which are capable of re-use. The scale, siting, design and external appearance of the buildings should be designed to minimise adverse impact on the landscape character and residential amenity.

4. Policy Compliance

The proposal is fully compliant with policy Econ9 with the new building situated over an existing yard and positioned between existing buildings along with a lower ridge height in order to minimise impact on the surrounding landscape. There are no other suitable existing buildings and the development is reasonably necessary for the purposes of agriculture and reducing pollution on the holding.

This development is sustainable, the business to which it relates is successful and generates an income stream for the farming business whilst also employing local workers.

The proposed materials and overall appearance of the proposed development has been designed to match that of the existing buildings in and around the farmyard. By doing so, the proposed building will not look “out of place” or unsightly.

In assessing the current proposal against the relevant policy criteria, it must be recognised that, in terms of ‘design, character and landscape impact’, all existing hedges will remain untouched, as will any other aspect of the boundary treatments and/or frontage to the property.

5. Pre-application Engagement

No discussions have taken place with the local planning authority or parish council due to the fact that the proposed development is within an existing farmyard between existing buildings and seeks to cover an existing area of farmyard for environmental and business sustainability reasons.

6. Grant Funding

New roofing over existing livestock gathering areas is currently incentivised by government funding through the Countryside Stewardship Scheme, specifically RP28, which recognises the reduction in water pollution by preventing rainfall from accessing livestock gathering areas.

In 2020 Mr Yeatman applied for a Countryside Stewardship Scheme at the farm which was approved and runs from 01/01/2021 through 31/12/2025 and includes a variety of environmental options in addition to funding for the proposed covered yard under RP28. The scheme summary is uploaded separately and was approved by Tom Hicks the local Catchment Sensitive Farming officer as delivering both environmental and agricultural benefits.