



Planning Statement For

General Purpose Agricultural Building to Include Dry Storage

At

Land at Waye Barton, Littlehempston, Totnes, Devon TQ9 6NQ

Dated

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Introduction

Rendells have received instructions from Mr A & Mrs M Hawkings of Waye Barton, Littlehempston to prepare and submit a Planning Application for the erection of a general purpose agricultural building to include dry storage.

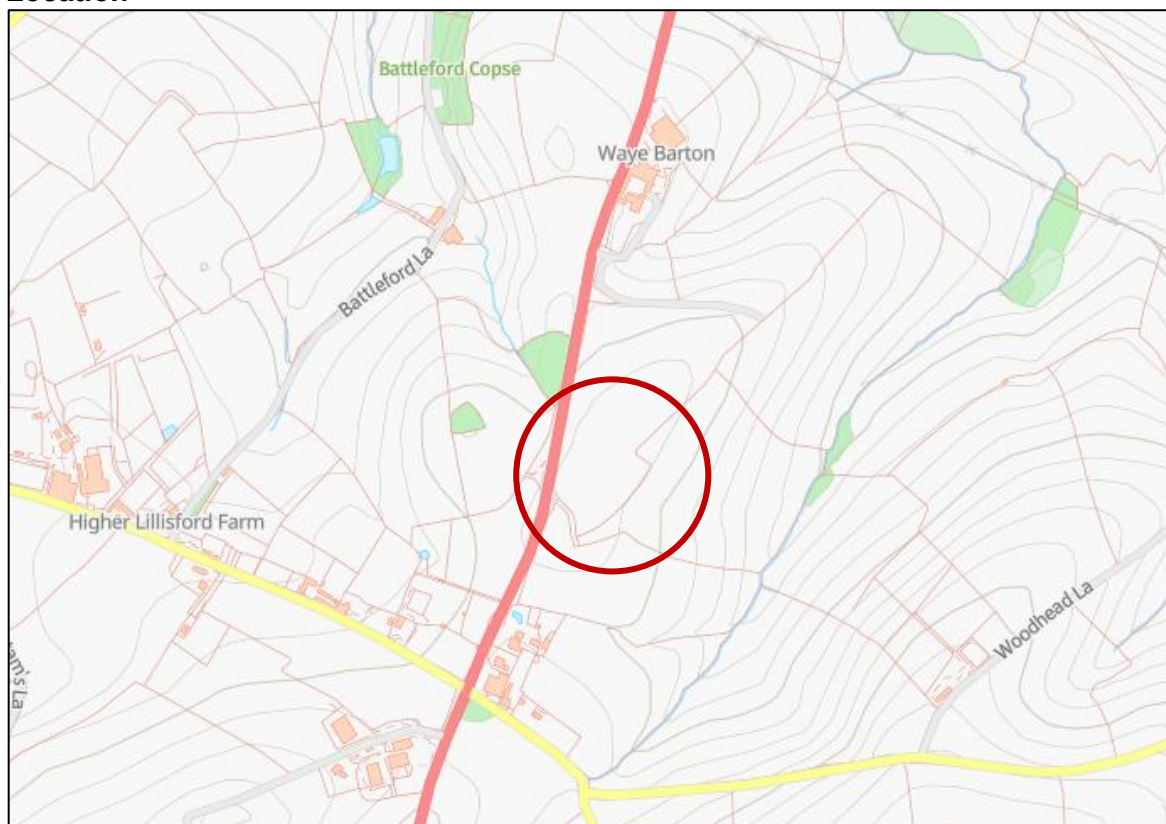
This statement has been prepared in support of a Permitted Development application.

Background

The applicants own the holding to where this application is proposed and this has been within the family for many years.

The applicant farms approximately 188 acres comprising 24 acres of owned land and the remainder rented in mid and short term agreements. The applicants currently run 20 South Devon breeding cows and 180 breeding ewes which lamb in two blocks each year and currently have very limited space for the fodder and machinery associated with enterprise.

Location



Location Plan (Not to Scale, Sourced from Magic Maps).

Design

The proposed building extends in total to 18.28 x 18.28m, being 6.09m to eaves and 8.12m to ridge height. The building will benefit from a fibre-cement roof with three elevations being concrete walls with metal box-profile cladding. The remaining elevation will be open fronted with one bay having a roller shutter door to be able to have a lockable agricultural storage area.

Transport & Highways

The property is situated on a private track which is accessed from an A classified road known as road past Waye Barton, the main road leading from Newton Abbot to Totnes. The access point will remain as is currently in place with the proposed site accessed across the adjoining field.

Landscape

To the north of the proposed site is a range of agricultural buildings and residential properties, there are further buildings to the west of the proposed site which are visible. The proposed site will be

screened to the north west and south west by an existing hedgerow which will not be impacted and affected by the development.

Biodiversity Net Gain

As part of this application process being a Permitted Development application, a Biodiversity Net Gain Metric is not required to support the application.

Use and Noise Impact

The building will have minimal noise impact on the surrounding landscape with the use of the land remaining agricultural and the proposed building being used for agriculture.

Contamination Statement

It is considered the proposed application will cause no risk of contamination to the surrounding landscape.

Flood Risk and Surface Water Strategy

The proposed application is situated within a rural setting which lies within flood zone 1. As a result, there is a low risk of flooding in the area, and the applicants are not aware of flooding to the holding.

An indicative soakaway is marked on the relevant plans to show this can be sited within the applicant's land and the surface water will be disposed of as high up the surface water hierarchy as possible. If possible, the applicant may look into roof water harvesting.

Services

The proposed building will not benefit from any services.

Nutrient Neutrality

The proposal does not form part of a major increase in livestock numbers and there should be no detrimental impact in nutrient release into the local catchments, and it is considered that it will improve the management of the holding.

Listed Buildings

A search on Historic England's interactive map for listed buildings has revealed there are no listed buildings within the locality which would be impacted by the proposed development.

Planning History

A search of Teignbridge District Council's planning portal has revealed that there have been the following planning applications previously:

15/02090/MAJ - Installation of ground mounted solar array (area of solar pv array 28,248 m²), estimated output of 4.99 megawatts (mW), and associated infrastructure including access and buildings – Withdrawn

15/01473/SO - Request for a screening opinion for solar photovoltaic farm – Screening – EIA Not Required

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In effect, this establishes a presumption in favour of granting planning permission for developments which are in accordance with the development plan.

This principle has been developed and clarified by subsequent case law, which has confirmed that a particular proposal does not need to accord with each and every policy in a development plan; the key issue is that it accords with the thrust of the development plan policies taken as a whole.

Section 38(5) states that, "if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)".

The following describes the relevant national and local policies of relevance to the application.

The revised National Planning Policy Framework (NPPF) was published in July 2021 and is a material consideration. This document sets out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is "a presumption in favour of sustainable development". Paragraph 11 says that plans and decisions should apply this presumption in favour of sustainable development. In terms of decision-making this means:

'Approving development proposals that accord with an up-to-date development plan without delay;
or

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

Paragraph 38 states that 'local planning authorities should approach decision on proposed development in a positive and creative way'. Local Planning Authorities should work positively with applicants in order to secure developments that will improve the economic, social and environmental conditions of the area. Paragraph 38 continues, 'Decision-makers at every level should seek to approve applications for sustainable development where possible'.

Justification and Conclusion

The applicant farms approximately 188 acres comprising 24 acres of owned land and the remainder rented on mid and short term agreements and are seeking the erection of an agricultural building.

With part of the land farmed being let on long term and short terms arrangements, the applicants do not wish to erect a building on land they do not own. The applicants currently run 20 South Devon breeding cows and 180 breeding ewes which lamb in two blocks each year.

The proposed building and site will remain the same being in agricultural use supporting the farming practices providing vital space for storage of fodder and machinery associated with these practices.

The building is proposed to be a dry, modern space for the storage of feed, bedding, produce (potatoes) and machinery. The building will allow for the dry and dark storage of potatoes in the lockable bay with the remaining bays allowing for the storage of other agricultural items.

The building has been designed to ensure a trailer can be tipped within the building for when the 20 acres of potatoes are harvested and transported to this store with the depth of the building allowing for a tractor and trailer to turn around.

This proposed agricultural building is seen as a necessity to the applicant moving forward, predominantly for the storage of fodder and machinery which is not able to be stored in a dry space currently, the lockable store will ensure the security of higher value items and potatoes.

The proposed building will be situated upon land that the applicant owns and we consider that this meets local and national planning policy and will help support the viability of the farm moving forward.