

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building 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	Whyr Farm
Address Line 1	Worton Road
Address Line 2	
Address Line 3	Potterne
Town/city	Devizes
Postcode	SN10 5PU

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

Easting (x)	Northing (y)
398379	157626

Description

Existing driveway to site lies close to junction between Worton Road and High Street, Worton. Access gate has a Whyr Farm sign on and is immediately adjacent access gate to 'Ware Farm House' (which is in completely separate ownership).

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Bodman

Company Name

Bodman Livestock Ltd

Address

Address line 1

Windsmere Farm

Address line 2

Cheverell Road

Address line 3

Town/City

Worton, Devizes

County

Wiltshire

Country

United Kingdom

Postcode

SN10 5UN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Rachel

Surname

Steer

Company Name

RCC Town Planning Consultancy

Address

Address line 1

21 Blounts Court

Address line 2

Potterne

Address line 3

Town/City

Devizes

County

Country

United Kingdom

Postcode

SN10 5QA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Agricultural building including for storage of hay, straw and fodder etc

Please state the dimensions of the building

Length

45.99

metres

Height to eaves

9.02

metres

Breadth

32.54

metres

Height to ridge

11.49

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels at lower level as shown. Tanalised timber space boarding above. Some elevations left open/ part open as per drawings

External colour

Cream concrete with tanalised natural timber above

Roof

Materials

Natural grey fibre cement profile 6 corrugated roof sheeting. 10% translucent GRP sheets

External colour

Natural grey, translucent

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

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

64.0

Scale

Hectares

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

1 or more

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

100

Months

0

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

- ☒ Yes
☐ No

If yes, please explain why

The building is necessary to store the crops from the land and associated agricultural implements etc. It is intended that an additional livestock building be constructed (submitted as a full planning application under separate cover) in order to establish a beef unit on the applicant's own land as per the agricultural justification. The stored hay/ fodder/ straw etc would then be utilised in the to feed and bed the cattle.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The building is designed as an agricultural store, with clear eaves height to allow stacking of bales and access by modern machinery via a central yard area. The elevations are purposely designed to allow airflow and ease of access whilst keeping off the worst the prevailing inclement weather. Materials and finishes have been chosen to be sensitive to the landscape and on the advice of the landscape architect, have been kept the same for both this building and the livestock building (the subject of a separate but concurrent full planning application)

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?

11.5

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: Building for agricultural/forestry use as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Richard Cosker

Date

09/12/2025