

Our Reference: MM/2658/1225
18th December 2025



Planning Department
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Dear Sir/Madam

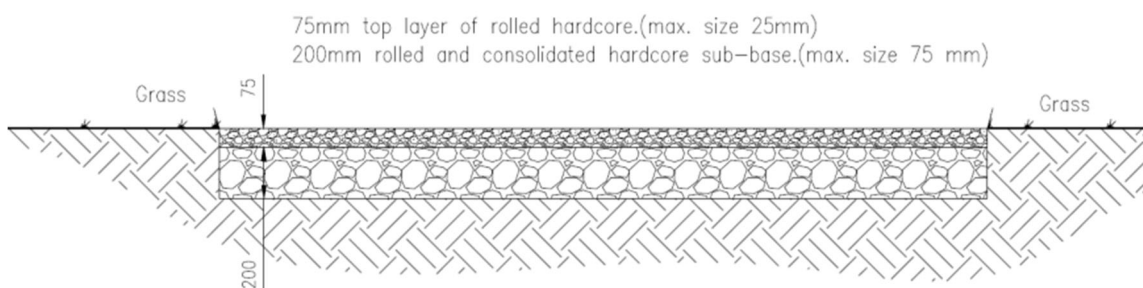
APPLICATION: AGRICULTURAL NOTIFICATION – PROPOSED PROVISION OF A CONSOLIDATED PRIVATE WAY FOR AGRICULTURAL USE
SITE: LAND AT WOODLANDS ROAD, EAST SWAINSFORD, MERE, WARMINSTER, WILTSHIRE, BA12 6BY
APPLICANT: MR A COLLA

We act on behalf of Mr A Colla (the Applicant) in respect of a prior notification application as outlined above. The application and supporting documentation has been submitted to you via the Planning Portal under reference PP-14569574.

This subject application seeks the Local Planning Authority's (LPA) permission in relation to the proposed surfacing of a private way leading from Woodlands Road (unclassified) to the applicants land and agricultural building.

At present, there is existing surfacing from the entrance off Woodlands Road to the Applicant's site running east to west. The Applicant however seeks to provide a continuation/'branch' from this surface running south, to lead to the agricultural building that is located at the site. It is noted that when the agricultural barn is accessed during winter for feedstuffs/straw etc. poaching and damage to the soil occurs. This proposal seeks to prevent soil damage from occurring and to prevent dispersal of soils etc. into the highway when entering and leaving the site.

The proposed track shall measure approximately 3.8 metres in width and shall comprise a consolidated surface as per the section provided below. Being a porous hardcore surface, this will allow for the natural dispersion of any surface water to soak away into the field in which the proposed track is situated.



The existing access currently benefits from good visibility in both directions for vehicles entering and leaving the site. We enclose plans showing the existing access and proposed continuation, to this notification.

Due to the immediate need for a suitable track leading to the agricultural building on the site, we are applying to the LPA for a determination as to whether the prior approval of the authority will be required as to the siting and means of construction for the private way.

In accordance with Part 6 Class B (Agricultural and Forestry) of the GPDO 2015 (as amended), the proposal is deemed permitted development on the basis that it relates to the provision of a private way and the carrying out of such works is on agricultural land comprised in an agricultural unit of less than 5 hectares. Furthermore, no part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

We trust all the necessary information is provided and the proposal is deemed acceptable. Needless to say, should you have any queries whatsoever please do not hesitate to contact the undersigned who shall be pleased to deal with the matter.

Yours faithfully

Megan Masters BSc (Hons) MRICS
Associate
Acorus Rural Property Services Ltd