



PRIOR NOTIFICATION OF PERMITTED DEVELOPMENT APPLICATION FOR THE ERECTION OF AN AGRICULTURAL BUILDING

Application:	Erection of a manure store cover
Property:	Southgrove Farm, Burbage, Marlborough, Wiltshire SN8 3RX
Client:	W R Curnick Ltd
Date:	June 2026
Agent:	Jack Curnick-James BSc (Hons) MRICS FAAV

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1.0 INTRODUCTION

- 1.1 Symonds and Sampson LLP have been instructed by W R Curnick to make an application for an agricultural building at Southgrove Farm, Burbage, Marlborough, Wiltshire SN8 3RX.
- 1.2 This document provides:
- Policy Information
 - Information surrounding the application regarding their design and need.
 - Further Supporting Information

2.0 LOCATION AND SITE INFORMATION

- 2.1 Southgrove Farm is located approximately 7.3 miles south of Marlborough town centre and 1.8 miles south of Burbage.
- 2.3 Southgrove Farm is an arable extending to approximately 2,000 acres and a substantial egg laying enterprise containing 500,000 birds in an enriched colony system.
- 2.4 The site is an existing silage clamp now used a manure storage with a concrete base and walls.
- 2.5 No Statutory and non-statutory designations apply
- No scheduled monuments
 - Not within 3km of an aerodrome
 - No SSSI's

3.0 BACKGROUND

Southgrove Farm is owned by the Curnick family who undertake a primarily arable based system with some areas of grass and woodland incorporated within the wider acreage.

There is a substantial enriched colony egg laying unit on site housing 500,000 birds and producing in the region of 300 tonnes of manure on a weekly basis.

As a result of increasingly extreme weather events, winter delivery of manure to local farms is becoming more challenging as waterlogged fields are not accessible.

Therefore, the proposal is to erect a covered manure store so during the wettest months manure can be kept covered until it can be delivered off site or spread.

The applicant intends to apply for Capital Grant Funding under code RP28: Roofing (sprayer washdown area, manure storage area, livestock gathering area, slurry stores, silage stores) for which the proposal forms qualifying development and planning consent is required as part of the application process.

4.0 DESIGN PROPOSALS

4.1 Proposal

The proposal is to erect a steel portal framed building to cover the existing concrete based manure store and reduce dirty water runoff.

4.2 Scale

The building measures 30.48m(100ft) long by 12.19m (40ft) wide, 8m (26ft) to eaves and 10m (33 ft) to ridge.

The farm uses Rolland Rollspeed 6836 tipping trailers with a body length of 6.84m, bed height of 1.35m and side height of 1.5m to transport manure resulting in a fully tipped height of 10.25m. The trailers need to be almost fully tipped to allow the manure to come out completely and thus the 10m height to ridge is essential.

4.3 Design/Appearance

The agricultural building will be of steel portal frame construction, with open sides and the roof will be of corrugated fibre cement in grey.

4.4 Access

Access will be taken from the existing farm access.

4.5 Landscaping

We do not consider any landscaping is required as the proposed barn will be set into the hill side and screened from the east and south by existing mature trees.

4.6 Ecology

There seems to be no threat or adverse effects to the local ecology as we are covering an existing concrete floor.

4.7 Contamination

There is seen to be no risk of contamination from current and existing uses along with future and proposed uses

4.8 Flood Risk

The Flood map for planning service shows the site is not at risk of flooding from rivers or the sea. Therefore, we do not consider the site to be at a flood risk.

5.0 LEGISLATION

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

I confirm the holding is over 1 ha.

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Neither Class Q or S have been used on the holding

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

I confirm this development does not include the erection, extension or alteration of a dwelling.

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed use is as a covered manure store

- (e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations [F1 would exceed 1,000 square metres]; or

(ii) any building erected or extended or altered by virtue of Class A [F2 would exceed 1,500 square metres], calculated as described in paragraph D.1(2)(a) of this Part;

The building does not exceed 1,500 square meters.

- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The building location does not lie within 3km of an aerodrome

- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The structure does not exceed 12m.

- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

I confirm the situation of the building is not within 25m of a metalled part of a trunk road.

- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

There are no protected buildings within 400m of the proposed store

- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

I confirm the use does not comprise fish farming.

- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit;

- (ii) is or would be within 400 metres of the curtilage of a protected building.

No fuel storage or boiler apparatus will form part of the structure.

- (l) The erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument

I Confirm that the structure doesn't fall on land within the curtilage of a scheduled monument

6.0 CONCLUSION

As can be seen in this application along with additional information submitted the application meets all the permitted development legislation and we consider the new barn is reasonably required for agriculture.

The applicant's agent is more than willing to discuss these further if necessary.

7.0 PHOTOGRAPHS



