



SUPPORTING STATEMENT

Prior Notification of Proposed Agricultural Development

At

**Lugmarsh Farm
East Knoyle
Salisbury
SP3 6BX**

**Report dated:
August 2026**

Contents

1.0	INTRODUCTION	2
2.0	LOCATION AND SITE INFORMATION	2
3.0	BACKGROUND	2
4.0	DESIGN PROPOSAL	2
5.0	LEGALISATION	3
6.0	CONCLUSION	5

1.0 INTRODUCTION

- 1.1 This Statement, prepared by Rural Chartered Surveyor Alice Nicholson MRICS, accompanies a Prior Notification of proposed agricultural development, submitted to Wiltshire Council, on behalf of R G Curtis (the “Applicant”).
- 1.2 Symonds and Sampson LLP have been instructed by R G Curtis to make an application for the erection of a new fodder and machinery store at Lugmarsh Farm, East Knoyle, Salisbury, SP3 6BX.
- 1.3 This statement outlines the development proposed under the notification and provides the necessary supporting information required for the submission. It includes legislation information relevant to the proposal, details the design, demonstrates the need for the development, and provides additional supporting material intended to assist in the assessment of the application.

2.0 LOCATION AND SITE INFORMATION

- 2.1 Lugmarsh Farm is located 1.5 mile to the west of the village of East Knoyle, 4 miles to the northeast of Gillingham and 4.5 miles to the north of Shaftesbury. The farm is accessed of an unnamed road between Park Corner Farm and East Knoyle as shown on the location plan.
- 2.2 Lugmarsh Farm is a dairy farm which currently runs a herd of approximately 200 dairy cows plus an additional 120 followers, over approximately 134 hectares. Of which approximately 77 hectares are owned with an additional 57 hectares rented.

3.0 BACKGROUND

- 3.1 The proposed building is required to provide additional fodder and machinery storage. Existing storage facilities are no longer sufficient to meet the operational requirements of the holding. The building will enable increased quantities of fodder to be stored under cover, protecting feed quality and ensuring adequate reserves are available to support the enterprise. Furthermore, the proposal will provide secure and weatherproof storage for agricultural machinery, improving operational efficiency and supporting the ongoing viability of the farming business.

4.0 DESIGN PROPOSAL

4.1 Proposal

The proposal is to erect a fodder and machinery store.

4.2 Scale

The building measures a length of 23.00 metres, a width of 16.8 metres and a height of 6.7 metres.

In compliance with the regulations, the floor area of the building will not exceed 1,500 square metres, nor will the height exceed 12 metres.

4.3 Design/ Appearance

The building is of standard agricultural construction and is in keeping with the existing buildings located onsite.

4.4 Access

Access will be via the current farmyard as shown on the site plan.

4.5 Impact on the National Landscape (AONB)

The application site lies adjacent to the Cranborne Chase & Wiltshire Downs National Landscape. The proposed development is of a limited scale and is required to support the ongoing agricultural operation of the holding.

The building measures approximately 386.4 square metres and has been carefully positioned within the established farmstead alongside existing agricultural buildings. As a result, the proposal will not introduce an isolated or prominent feature in the wider landscape.

Due to its modest scale and agricultural appearance, the development will have a negligible effect on the character and appearance of the National Landscape. The proposal is therefore consistent with the purpose of conserving natural beauty whilst allowing the reasonable operational needs of agricultural enterprises.

Furthermore, the siting, height, external materials and design reflect the functional requirements of agriculture and minimises its visual impact on the surrounding landscape.

4.6 Biodiversity and Ecology

As of the 12th February 2024, amendments to Schedule 7A of the Town and Country Planning Act 1990 by Schedule 14 of the Environment Act 2021 introduced a mandatory requirement for all development (unless exempt), to deliver at least 10% Biodiversity Net Gain; the broad principle being that a development should deliver an enhancement to a natural habitat affected by a development than existed before.

However, because this development falls to be development that, if approved, is granted planning permission by a development order, it falls outside the scope of regulations and does not need to demonstrate the required 10% Biodiversity Net gain.

4.7 Flood Risk

The site is in a very low flood risk zone.

5.0 LEGALISATION

Class A – agricultural development on units of 5 hectares or more

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 hectare.

- (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;

- (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 for the storage of fodder and machinery.

- (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 would exceed 1,000 square metres; or*

I confirm the proposed use does not incorporate livestock housing.

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

The attached elevation drawing verifies that the building does not exceed 1,500 square metres.

- (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 attached elevation drawing substantiates that the structure does not exceed 12 metres.

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

I confirm that the situation of the building is not within 25 metres 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;*

The proposed use does not incorporate the housing of livestock.

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

I confirm the proposed 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; or*

No boiler apparatus will form part of the structure.

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

I confirm the building will not be used for the storage of slurry or sewage sludge.

- (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 the building is not on or within the curtilage of a scheduled monument.

6.0 CONCLUSION

- 6.1 Considering the above, the proposed development to be designed is entirely necessary for the purposes of agriculture; thereby qualifying as Permitted Development pursuant to Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 6.2 The proposal will not have an unacceptable impact on the visual amenity of the area, the surrounding highway networking or nearby dwellings. There is no reason why the Local Planning Authority's Prior Approval should be withheld.

A Nicholson

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For and on behalf of Symonds and Sampson LLP

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Date: 14/08/2026