

Smithwick Farm
Rowde
Devizes
SN10 1TA

1st September 2026

Planning Team
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Planning Team,

This statement is prepared to support a prior approval application at **Smithwick Farm, Rowde**. As outlined in red on the attached Location Plan.

Proposal: Erection of a modern agricultural storage building (670m²) under the prior approval application process.

1. Agricultural Justification & Need

- **Agricultural Unit:** The proposed building is located on an established, active agricultural unit at Smithwick Farm. The holding comprises sufficient acreage to necessitate dedicated operational space for modern farming machinery, feed, and crop storage.
- **Operational Requirement:** The proposed 670m² floor area is required to meet the operational demands of the farm. Existing structures on the site are either at full capacity or no longer suitable for modern, larger-scale farm machinery, seed, and dry storage needs.
- **Prior Approval Compliance:** The building's footprint 670m² is well within the 1500m² upper limit permitted under Class A for agricultural holdings of 5 hectares or more.

2. Layout, Amount, and Design

- **Scale & Footprint:** The steel frame building measures 43m in length x 15.6m in width, providing a total footprint of 670m². The eaves and ridge heights have been kept to the minimum functional standard required to clear standard tipping trailers and agricultural machinery.
- **Materials & External Appearance:**
 - **Walls:** Timber substructure to support / dark green steel sheeting to match the existing agricultural building vernacular of the locality.
 - **Roof:** Profiled grey fibre cement roof sheeting with integrated translucent roof lights to maximize natural daylighting and minimize energy use.
- **Visual Impact:** The design reflects standard contemporary farm building practices, ensuring the structure sits naturally within the established farm complex context.

3. Site & Location

- **Siting:** The building is sited adjacent to existing farm infrastructure at Smithwick Farm to consolidate the built footprint and avoid isolated development in the open countryside. Sited on level ground clear of vegetation.
- **Ecology:** The site area falls below the statutory requirement for BNG assessment.

- **Highways & Proximity Constraints:**

- The building is located more than 25m from the metalled carriageway of any trunk or classified road.
- The structure is intended solely for general agricultural storage and machinery, and is not designed to house livestock within 400m of any protected non-agricultural dwelling.

4. Access & Traffic Considerations

- **Vehicle Movement:** Access to the building will utilize the existing, established agricultural farm entrance off The Common.
- **Traffic Impact:** The proposed building will serve existing agricultural practices on the holding. It will not result in a material increase in overall traffic movements to and from the site, but will allow efficient off-road loading, unloading, and secure equipment storage.

5. Landscaping & Drainage

- **Surface Water:** Clean surface rainwater from the roof will be collected via high-capacity gutters and directed to a soakaway system or rainwater harvesting storage tanks for on-farm use.
- **Screening:** The building benefits from existing natural boundary screening backdrop, minimizing any broader landscape impact on the surrounding area.

On behalf of the Burrough Family