



assetsphere

5 Hound Street, Sherborne, Dorset DT9 3AB
telephone 01935 852170
email info@assetsphere.co.uk
www.assetsphere.co.uk

28 September 2026
Our reference Vickery

Wiltshire Council
Development Services (via email)

Dear Sir or madam

Knoyle Ridge Farm, Milbrook Lane, East Knoyle, SP3 6AP
Prior Notification application for a roof to cover a yard and hay barn

Please find attached a completed form and drawings relating to a Prior Notification application for a roof to cover an existing concrete yard and a new hay barn

Our clients, Mr and Mrs Vickery, farm the land at Knoyle Ridge totalling 100 acres (40.49 hectares). This farm is used in conjunction with a further 400 acres (161 hectares) at Gillingham. The youngstock for the dairy unit are reared at Knoyle Ridge, along with the barns being used for hay and fodder storage.

The new roof will cover an area of concrete hardstanding located on the southern end of an existing barn. It is to be covered to meet Environment Agency requirements for reducing diffuse and surface-water pollution from hard standings. Following discussions with the Environment Agency and specifically the Catchment Sensitive Farming Officer for the area, the farmer has been asked to cover this yard. The development will improve separation of clean and dirty water, reduce contaminated runoff and reduce the volume of dirty water requiring storage and management.

With regards to the new barn this would provide additional storage for hay and straw and other feed for the cattle who are grazing the land at Knoyle Ridge.

This application is submitted under *Schedule 2, Part 6, Class A of the Town and Country Planning Act (General Permitted Development Order), 2015 (as amended)* and the *Prior Notification* process for new agricultural buildings. It is considered to meet with the requirements of the Act for the following reasons:

- 1) The existing holding is more than 5 hectares (40.49 hectares in total)
- 2) The proposal is for the erection of a roof to cover an existing yard and for a new hay barn.
- 3) There has been no development on the land under Part 3 within 10 years
- 4) It does not involve any works to a dwelling
- 5) This building is provided for the purposes of agriculture to cover an existing yard and a new barn for storage of hay and forage.
- 6) The ground area covered by the new building would not exceed 1500 square metres. The new roof would cover 177.49 m² and the new barn 464m². This gives a total area of 642 square metres.
- 7) The building would not be within 3km of an aerodrome
- 8) The height of the new roof would not exceed 12 metres (height to ridge would be 6.6 metres)
- 9) The new building would not be within 25m of a metalled part of a trunk road

- 10) It is not for the purposes of fish farming
- 11) It is not used for storing fuel, waste for a biomass boiler or an anaerobic digestion system
- 12) There are no alterations proposed to the existing access, which serves the existing farm buildings.
- 13) The structure would not be used for accommodation of livestock or for the storage of slurry or sewage sludge. The proposal will not increase livestock numbers, housing capacity or the scale of the existing enterprise. The yard to be covered is physically separate by an existing concrete sectional wall from the principal livestock accommodation and does not form part of a new livestock housing building. It will also not be enclosed by walls. The proposal is intended as an environmental and operational improvement to existing farm infrastructure rather than an intensification of livestock operations.

Should you wish to discuss any of the above please contact me on the number below.

Yours sincerely

Julie Chandler MA MRTPI
Associate

T 01935 852170
E Julie@assetsphere.co.uk