



PRIOR NOTIFICATION OF PERMITTED DEVELOPMENT APPLICATION

Application:	Prior Notification For The Erection Of A General Purpose Agricultural Barn
Property:	Land at Manor Farm, Worton Road, Potterne, Devizes, SN10 5PP
Client:	Groves Farming Partnership
Date:	September 2026
Agent:	Chris Powell BSc (Hons) MRICS FAAV

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1.0 INTRODUCTION

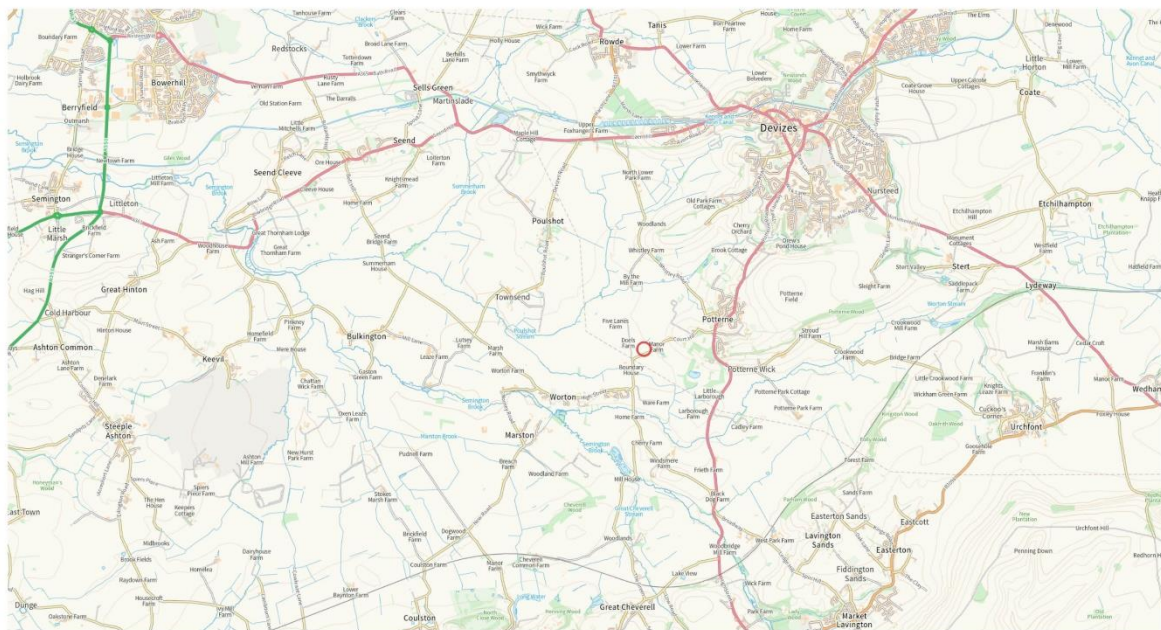
- 1.1 Symonds and Sampson LLP have been instructed by Groves Farming Partnership to make an application for an agricultural building at the land at Manor Farm which is farmed in conjunction with the main farming operation at Old Hurst Farm, Keevil, Trowbridge, BA14 6HN.
- 1.2 This document provides:
- Policy Information
 - Information surrounding the application regarding their design and need.
 - Further Supporting Information
- 1.3 Groves Farming Partnership is an established dairy and beef enterprise, farming approximately 257.10 acres of land. Of this, 214.79 acres are operated under a Farm Business Tenancy, with the remaining 42.32 acres being owned and farmed by the partnership.
- 1.4 The proposed general-purpose buildings are primarily intended to provide storage for fodder produced by the business at Manor Farm, together with the storage of straw purchased for use within the dairy enterprise at Old Hurst Farm.

2.0 LOCATION AND SITE INFORMATION

- 2.1 The Land at Manor farm is located 2.6 miles southwest of Devizes and 10 miles northeast of Westbury. The location of the land is shown in Figure 1.
- 2.2 The Land at Manor farm is accessed directly off Worton Road.
- 2.3 The Land at Manor farm consists of 42.32 acres (17.13 hectares) of pasture which is grazed and cut for fodder and owned by Groves Farming Partnership. A further 214.78 acres is farmed by the applicant under a Farm Business tenancy at Old Hurt Farm.
- 2.4 The following Statutory and non-statutory designations apply:
- **AIRFIELDS** – There are no airfields within 3km of The Land at Manor Farm.
 - The Land at Manor farm is situated within Flood Zone 1
 - The Land at Manor farm is within a Nitrate Vulnerable Zone (NVZ)



Location Plan



Produced on Land App, Aug 25, 2026.
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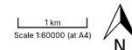


Figure 1 Map showing the location of the land at Manor Farm

3.0 BACKGROUND

- 3.1 Groves Farming Partnership has operated from Old Hurst Farm since May 2017 under a Farm Business Tenancy with Wiltshire Council. The holding extends to approximately 214.78 acres and is currently managed as a dairy enterprise, with the surrounding land predominantly utilised as permanent pasture. In addition to the dairy operation, calves are reared as beef cattle and finished on the holding before being sold.
- 3.2 The land at Manor Farm is owned by the applicant and is farmed as part of the wider agricultural business centred at Old Hurst Farm. The land extends to approximately 42.32 acres of pasture, which is currently used for livestock grazing and the production of fodder.
- 3.3 The proposed straw and fodder barn is to be located at Manor Farm to provide a dedicated storage facility adjacent to the land from which the fodder is produced, thereby reducing transport distances and improving operational efficiency. The building will also provide additional covered storage for straw purchased for use within the dairy enterprise.
- 3.4 The provision weatherproof storage will reduce spoilage and wastage of both fodder and straw and help maintain the quality of livestock bedding. Storing bedding materials under cover minimises exposure to moisture, reducing the risk of mould and bacterial growth. This will contribute to improved livestock health and welfare by providing cleaner, drier bedding conditions within the dairy unit.

4.0 DESIGN PROPOSALS - Agricultural Buildings

4.1 Proposal

- 4.1.1 The proposal is to erect an agricultural barn primarily for the purpose of fodder and straw storage.

4.2 Scale

- 4.2.1 The building will be 18.29m length and 12.19m (60ft x 40ft) in width creating a total floor space of 222.97m². The building will have a maximum eaves height of 4.87m.

4.3 Design/Appearance

- 4.3.1 The agricultural building will be of steel portal frame construction with a single apex roof. The roof will be made of natural coloured corrugated fibre cement sheets with integrated skylights. The sides of the building will be fully open to facilitate access.

4.4 Access

- 4.4.1 The new agricultural building will be accessed directly off Worton Road via an existing gateway.

4.5 Landscaping

- 4.5.1 The barn will be built with a finish sympathetic to the surrounding landscape, there should be no requirement for additional landscaping.

4.6 Ecology

- 4.6.1 There seems to be no threat or adverse effects to the local ecology.

4.7 Flood Risk

4.7.1 The site is in a low-risk Flood Zone 1 as shown in Figure 2.

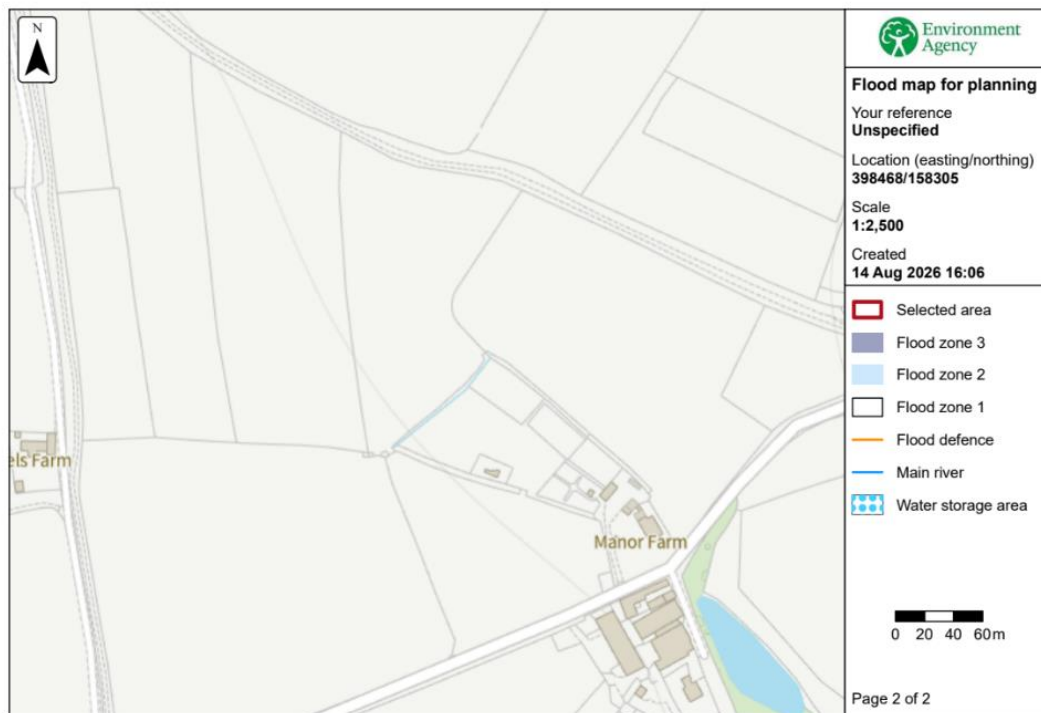


Figure 2 Flood Risk Map

4.8 Contamination

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

5.0 SUSTAINABILITY

- 5.1 Sustainability is a core principle running through the National Planning Policy Framework and this application has been proposed with sustainability at the forefront.
- 5.2 The proposed barn will allow fodder to be made and stored in larger quantities, increasing financial stability of the farm business.
- 5.3 The greater capacity for fodder and straw storage will also reduce the number of deliveries to the farm by lorries, further reducing emissions.

6.0 LEGISLATION

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 ha. The land at Manor Farm is extends to 42.32 acres (17.13 hectares) of pasture.

- (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 the dry storage of straw and fodder used for livestock bedding and feed.

- (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;*

I confirm the proposed use does not incorporate livestock.

- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;*

The attached elevation drawings verify the buildings do not exceed 1,000 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 attached elevation drawings substantiate the structures do 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 buildings are 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;*

The proposed use does not incorporate livestock.

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

No boiler apparatus will form part of the structures.

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

No boiler apparatus will form part of the structures.

- (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*

The proposed building is not within the curtilage of a scheduled monument

7.0 CONCLUSION

- 7.0 The information provided shows that the proposed barn is necessary for The Land At Manor Farm to continue to ensure that the enterprise is run efficiently whilst maintaining the highest welfare standard
- 7.1 As can be seen in this application along with additional information submitted the application meets all the permitted development legislation.