



27th August 2026

Our Ref: 2935/27/08/2026

Development Management

Wiltshire Council

By email

developmentmanagement@wiltshire.gov.uk

Dear Sir/Madam,

Proposed Excavation to Form Earthbank Slurry and Irrigation Store for the Dairy Herd and Arable Crops, Little Langford Farm, Little Langford, Salisbury

Please find attached a prior notification relating to the above proposals submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application follows an identical submission (LPA reference PL/2026/04118) which was refused on 27th July 2026 on the following grounds:-

- The proposed development fails to comply with criterion (e) of Class A.1 of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed slurry lagoon would have a footprint of approximately 2,800 square metres, with the application form stating that the total area of the proposed works is approximately 6,100 square metres. The Local Planning Authority considers that the proposal comprises substantial engineering operations involving excavation together with associated works extending well beyond the size limitations set out in this criterion, which restrict the scale of development that may benefit from permitted development rights. Whether assessed under criterion (e)(i) as works arising from engineering operations, or under criterion (e)(ii) as the creation of a building, the proposal far exceeds the relevant 1,000/1,500 square metre size*

limitations prescribed by Class A. The development therefore fails to meet all the permitted development criteria set out in of Class A of Part 6 of Schedule 2 of the GPDO and planning permission is required.

2. *The proposed development, by virtue of its siting, design, size and appearance would constitute major development which has potential to significantly impact the character, setting and visual amenities of the area, which is situated in a National Landscape. The siting, design and appearance of the proposals therefore need detailed approval in line with Condition A.2, criterion 2 (i) of Class A of Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GDPO).*

The ground area limits specified within Paragraph A.1 of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are as follows:-

- (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
- (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres.

The proposed development is an excavation to form a slurry and irrigation lagoon. It does not constitute works or a structure for accommodating livestock, and although an engineering operation is involved, no plant or machinery arises from it. The proposals do not involve the erection or extension of a building. It is therefore clear that the 1,000 square metre ground area limit is not applicable in this instance.

It is also clear that the proposals do not constitute a building, since Paragraph D.1 of Schedule 2, Part 6 of the above order makes it clear that for the purposes of Classes A to C the term “building” does not include anything resulting from engineering operations.

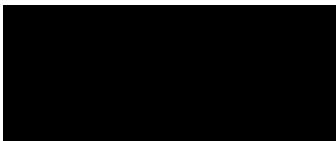
It follows that the proposals constitute permitted development.

A similar excavation with an area of greater than 1000m² was considered by the local planning authority at Upper Farm, Cherhill (LPA reference PL/2025/02073). It was determined that prior approval was not required in that instance.

This notification discharges the applicant's requirements under Condition A.2, criterion 2 (i) of Class A of Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such the second reason for refusal is addressed.

I would therefore request that this prior notification be processed accordingly in order to avoid protracted appeal proceedings and an associated application for an award of costs.

Yours faithfully



Jon Imber MRTPI