

**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

Prior notification: Excavation/waste material - Refused

Application Reference Number: PL/2026/05466

Decision Date: 23/09/2026

Applicant:	N G W & PA Helyer Little Langford Farm , Little Langford, SP3 4NP
Particulars of Development:	Proposed Excavation to Form Earthbank Slurry and Irrigation Store for the Dairy Herd and Arable Crops
At:	Little Langford Farm, Little Langford, SP3 4NP

I refer to your application for a determination as to whether prior approval is required for Proposed Excavation to Form Earthbank Slurry and Irrigation Store for the Dairy Herd and Arable Crops at the above address, received as valid on 27th August 2026.

The local planning authority has determined in this case that the proposals do not satisfy the criteria listed in Class A of Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (as amended) and they do not constitute permitted development. Planning permission is therefore required.

It is also considered that the prior approval of the siting, design and appearance of the proposals would be required. The application is therefore REFUSED for the following reason(s):

Refusal Reason

- 1 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 Class A of Part 6 of Schedule 2 of the GPDO and planning permission is required.

Refusal Reason

- 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).

Informative

- 1** The plans and documents considered in reaching the decision are as follows:

Application form – date received: 27/08/2026

Location plan – ref: (LLManureStore_001.dwg) – date received: 27/08/2026

Farm plan – showing extent of the agricultural unit – date received: 27/08/2026

Site plan – ref: (LLManureStore_002.dwg) – date received: 27/08/2026

Sections – ref: (LLManureStore_003.dwg) – date received: 27/08/2026

Níc Thomas - Director of Planning, Economy and Climate

NOTES

If you are aggrieved by the decision of Wiltshire Council to refuse the application, you may appeal to the Secretary of State for the Environment. Details of how to appeal can be obtained from the Planning Inspectorate (website: www.planninginspectorate.gov.uk), or via the Planning Portal (website: www.planningportal.gov.uk/planning/appeals).

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK