

Appeal 6016777

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	Little Langford Farm, Little Langford, SP3 4NP
Agent contact details	Jonathan Imber jon@jmiplanning.com 01889566107
Application number	PL/2026/05466

Before you start

Which local planning authority (LPA) do you want to appeal against?	Wiltshire
What is your appeal about?	Prior approval
What date did you submit your application?	27 Aug 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	23 Sep 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Nick Heyler N G W & PA Helyer
Application reference	PL/2026/05466
Contact details	Jonathan Imber JMI Planning Ltd
Phone number	01889566107

Site address	Little Langford Farm Little Langford SP3 4NP
What is the area of the appeal site?	8300 m ²
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	Yes
Tenant on agricultural holding	No
Informed other agricultural holding tenants	Yes
Will an inspector need to access the land or property?	Yes It is not considered essential that the Inspector visits the site, since the appeal relates to misinterpretation of legislation. If however the Inspector does need to visit then the site is remote from the public highway.
Site health and safety issues	Yes The site is a working farm
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Other minor development
Enter the description of development	Proposed Excavation to Form Earthbank Slurry and Irrigation Store for the Dairy Herd and Arable Crops
Did the local planning authority change the description of development?	No
Why are you appealing?	The local planning authority has misinterpreted the GPDO. In its first refusal reason it has applied size restrictions which apply only in specific circumstances, none of which are relevant to the appeal scheme. It is clear that the 1000m² restriction applies only to works or structures (other than fences) for accommodating livestock, or to any plant or machinery which arise from engineering operations. The Council's interpretation conflicts with A.2 (2)(c), which authorises up to 0.5ha of excavations before the prior notification process is triggered. It also conflicts with its decision on similar cases and appeal decisions forwarded to the LPA during the application process, appended to the costs application.

The Council's assertion that the appellant's interpretation of A.1.(e) (1) would allow unlimited excavations is incorrect, since the limiting factor is the test of reasonable necessity for the purposes of agriculture.

In its second refusal reason it states that approval is required of the siting, design and appearance of the proposals. This is also incorrect since as an excavation only the siting requires prior approval. In any event, the legislative requirement referred to in the second reason was satisfied by the submission of prior notification in the first place.

The whole unit lies within the Cranborne Chase National Landscape and there is no alternative but to site the lagoon within it. Part 6 permitted development rights apply equally within the National Landscape.

The letter submitted with the original prior notification (see Appendix 1 of costs application) expands upon the above case.

Significant changes since application	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	Yes

Appellant's documents

Application form	Application Form (4).pdf (/published-document/76042bb9-29e6-43d2-a6e3-148395b20dc1)
Decision letter	Decision Notice.pdf (/published-document/380dfab4-311d-4af1-a32b-0df0d4105e0d)
Separate ownership certificate in application	No
Environmental statement	No
Costs application	Application for an Award of Costs.pdf (/published-document/3a9883e9-57dd-452b-8fe9-8117837bca14) Appendix 1.pdf (/published-document/34a66918-90fa-4b4a-a9fe-8508ced802b6) Appendix 2 Email Correspondence.pdf (/published-document/b06d325f-be2a-42c1-8515-f7ff2768bf62)