

please ask for: Lucy Walker
telephone: 01200 425111
email: planning@ribblevalley.gov.uk
my ref: 3/2026/0550
date: 11/08/2026

Dear Mr Goucher

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 PART 6
PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Prior notification for proposed agricultural track
Location: Puddletown Field Old Langho Road Old Langho BB6 8AW

I refer to your notification made under Schedule 2, part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to determine whether full details are required for the above proposal.

On the basis of the information you have provided, I wish to inform you that the Council have resolved that Prior Approval is REFUSED for the following reason(s):

- 1 Based on the information submitted, the proposed development is not considered to be reasonably necessary for the purposes of agriculture as the submitted information fails to sufficiently demonstrate that the proposed development is needed to support an agricultural trade or business currently in operation within the unit. As such the development fails to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and cannot be considered permitted development.

Please contact Lucy Walker if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Mr Mark Goucher
Nuttalls Farm Services
Nuttalls Farm House
32 Squires Lane
Tyldesley
M29 8JF