

please ask for:
direct line: Emily Pickup
planning fax: 01200 425111
my ref:
your ref: 3/2026/0626
date: 10 September 2026

Dear Sir,

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

Proposal: Prior notification for a proposed earth banked slurry lagoon to store cattle slurry to be utilised on the farm, under Part 6 Schedule 2 of the GDPO.

Location: Foulds House Farm Sabden Road Simonstone BB12 9AD

I refer to your application, made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 and received on 10th August 2026, in which you request the council's determination as to whether prior approval is required for the above proposal.

It is the Council's position that the development proposed does not constitute permitted development under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 6 for the following reason(s):

- 1 The proposal fails to satisfy criteria (i) as the proposed building is for the purposes of storing slurry and is within 400m of several residential dwellings.

In which case it is not necessary to go on to consider the prior approval matters, however in the interest of transparency and completeness the Council has considered these matters and it is the Council's position that this amounts to an additional refusal reason as follows:

- 2 The proposed siting would result in an isolated development within an undeveloped land parcel away from the main farmstead without sufficient justification. Similarly, the proposed design by virtue of the perimeter fence, at 1.8m high, would appear overly domestic and incongruous in its surrounds which would increase the visual prominence of the development. As such, the siting and design would be harmful to the character and openness of the open countryside.

Accordingly, the Council have resolved that your application is REFUSED.

Please contact Emily Pickup if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING