

## Guidance Notes for:

### **Application for Prior Notification of Proposed Agricultural or Forestry development – proposed building**

**Town and Country Planning General Permitted Development Order 1995 schedule 2, parts 6 & 7**

### **Application for Prior Notification of Proposed Agricultural or Forestry development – proposed road**

**Town and Country Planning General Permitted Development Order 1995 schedule 2, parts 6 & 7**

### **Application for Prior Notification of Proposed Agricultural or Forestry development – excavation/waste material from a farm**

**Town and Country Planning General Permitted Development Order 1995 Schedule 2, parts 6 & 7**

### **Application for Prior Notification of Proposed Agricultural or Forestry development – proposed fish tank (cage)**

**Town and Country Planning General Permitted Development Order 1995 Schedule 2, parts 6 & 7**

This Application for Prior Notification form should be used for proposals to carry out certain agricultural and forestry developments permitted under Parts 6 and 7 of the Town and Country Planning General Development Order 1995.

The local planning authority has 28 days in which to let the applicant know of its decision whether a full application is required or to inform the applicant of its decision to allow or refuse approval.

No work should begin before an application is made.

A prior notification application form should be submitted for the following types of development:

- relating to agricultural units of 5 hectares or more:
  - i) Building, significant extension or significant alteration of a building
  - ii) Formation or alteration of a private way
  - iii) Carrying out of certain excavations and waste disposal
  - iv) Placing or assembly of a tank or cage for use in fish farming in any waters
- on forestry land to (i) and (ii) above
- proposed road
- proposed excavation/deposit of waste
- building a fish tank

Anyone proposing to carry out such development must apply to the planning authority in advance for a determination as to whether the authority's prior approval of certain details is required.

**Tip Box:** An application for prior notification form is not suitable if a specific planning application, for example, a proposed farm building or other works, is required. In this case, a separate planning application form must also be completed.

Examples of when planning permission will be required include:

- development not reasonably necessary for the purposes of agriculture/forestry on the holding (the keeping or rearing of horses, unless for working the land, is not agriculture)
- development on land which is not currently used in connection with an agricultural business, for example, hobby farming
- development not designed for the purposes of agriculture, for example, railway carriages or lorry containers
- development on an agricultural holding of less than 0.4 hectares
- development within 25 metres of the hardened part of a trunk or classified road
- development on separate parcels of land of less than: 1 hectare on units of 5 hectares or more; or 0.4 hectares on units of less than 5 hectares
- agricultural buildings of more than 465 square metres floor area (calculated to include all other development within 90 metres of the site which has been carried out within the preceding 2 years)
- buildings or excavations for livestock or slurry storage within 400 metres of a protected building (most non-agricultural buildings)
- agricultural development more than 12 metres in height
- excavations or engineering operations connected with fish farming

It is often helpful to discuss your proposal with your local authority before you send in your application – this is known as 'pre-application advice'. Your local authority will normally have details of how to go about this on its website.

The legislation which establishes when planning permission is required is complex – however, further information can be found in Annex E of *Permitted Development Rights for Agriculture and Forestry* ([http://www.communities.gov.uk/pub/831/AnnexEPermittedDevelopmentRightsForAgricultureAndForestry\\_id1143831.pdf](http://www.communities.gov.uk/pub/831/AnnexEPermittedDevelopmentRightsForAgricultureAndForestry_id1143831.pdf)) and *A Farmers Guide to the Planning System* ([http://www.communities.gov.uk/pub/347/AfarmersguidetothepanningsystemPDF785Kb\\_id1163347.pdf](http://www.communities.gov.uk/pub/347/AfarmersguidetothepanningsystemPDF785Kb_id1163347.pdf))