

Guidance Notes for:

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

1. Applicant Name and Address

Please enter the Applicant Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county and full postcode should also be entered.

If the application is being submitted by an agent (i.e. someone who is acting on the applicant's behalf) all correspondence, including the decision letter, will be sent to him/her.

2. Agent Name and Address

Please enter the Agent Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county and full postcode should also be entered.

If the application is being submitted by an agent (i.e. someone who is acting on the applicant's behalf) all correspondence, including the decision letter, will be sent to him/her.

3. Site Address Details

Please enter the full postal address of the site. Enter the name (if appropriate) and street name in the Street address field. The town, county and full postcode should also be entered. If the application relates to open ground describe its location as clearly as possible (e.g. '*Land to rear of 12 to 18 High Street*' or provide a grid reference).

When you submit a location plan, it is recommended that this is at a scale of 1:1250 or 1:2500 (or larger), showing at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure that the exact location of the application site is clear.

The application site must be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, landscaping, and open areas around buildings).

A blue line must be drawn on the plan around any other land owned by the applicant, close to or adjoining the application site.

All plans must be to a metric scale and any figured dimensions given in metres and a scale bar should be included.

4. Proposed Road

What constitutes an 'alteration' or 'rearrangement' for a farm or forestry road will be a matter of fact and degree, depending on the circumstances of the case. If you intend to carry out works to an existing road, you should contact your Local Planning Authority in advance to discuss the proposal.

5. Agricultural and Forestry Developments

Permitted development rights for agricultural roads that are reasonably necessary for the purposes of agriculture are granted in Part 6 of Schedule 2 to the GPDO 1995. These rights are only available for agricultural land that is in use for agriculture and which is so used for the purposes of a trade or business. On a similar basis, permitted development rights for a road reasonably necessary for the purposes of forestry are granted in Part 7 of Schedule 2 to the GDPO.

On holdings totalling more than 5 hectares, development is not permitted on separate parcels of land of less than 1 hectare. For holdings of less than 5 hectares development is not permitted on separate parcels of land of less than 0.4 hectares. A separate parcel of land is defined as being separated by land in different ownership, or for example, by a public highway.

The reference to a 'metalled road' relates to a hard surfaced including asphalt, concrete, paving stones, bricks and cobbles, etc.

For more information see Part 6 and Part 7 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995:

http://www.opsi.gov.uk/si/si1995/Uksi_19950418_en_4.htm#IDAEME3D

6. Planning Application Requirements - Checklist

Please use the checklist to ensure that the forms have been correctly completed and that all relevant information is submitted. Failure to complete the form correctly or to supply sufficiently detailed drawings or other relevant supporting information will result in your application being returned as invalid.

7. Declaration

Please sign and date your application

8. Applicant Contact Details

Please provide contact information for the applicant.

9. Agent Contact Details

Please provide contact information for the agent.

10. Site Visit

Access to the site (i.e. where the works are proposed to take place) may be required by the case officer. Please provide contact details in the event that an appointment needs to be made. This will assist the Council in dealing with your application as quickly as possible.