

Re: Prior Notification under Class A, Part 6 GPDO

Land adjacent to 1 Gorses, Birtle

Resubmission following Refusal NOT/2026/0446

Dear Sir/Madam,

Please find enclosed a resubmission of the above Prior Notification application.

This application has been accompanied by substantially expanded supporting information in response to the issues identified within the previous Officer Report.

The additional information includes:

- plans identifying all land parcels comprising the agricultural holding;
- confirmation of DEFRA Holding Number (CPH) 44/623/0577;
- evidence of the wider agricultural enterprise;
- independent veterinary records;
- agricultural contractor invoices;
- agricultural supply invoices;
- photographic evidence of agricultural operations;
- a revised Planning Statement addressing each matter raised in the previous refusal.

Whilst additional information has been provided, it is important to note that several of the conclusions reached within the previous Officer Report arose from misunderstandings of information that had already been submitted, rather than omissions within the application itself.

For example, the previous report concluded that no holding plan had been supplied. A holding plan had, in fact, been submitted. Similarly, the report referred to a holding of 75 hectares when the submitted information referred to approximately 75 acres, leading to an apparent discrepancy that arose from confusion between different units of measurement rather than any inconsistency in the applicant's evidence. The report also questioned the operational need for machinery storage based on the assumption that machinery movements between holdings would remain unchanged, whereas the purpose of the proposal is to reduce unnecessary transport by providing secure storage for machinery, forage and agricultural equipment at the point where they are required.

The applicant has nevertheless taken the opportunity to expand the supporting evidence considerably so that there can be no remaining uncertainty regarding the existence of the agricultural enterprise, the extent of the agricultural holding or the operational necessity for the proposed building.

It is respectfully requested that the Local Planning Authority considers the application on the basis of the comprehensive evidence now provided and determines that the proposal benefits from the permitted development rights conferred by Class A, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

PENCE COVERING LETTE