

Circulation: NFUonline

Date: 28th January 2009

Ref:

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Slurry Stores - do they need planning permission?

This advice is based on the General Permitted Development Order 1995 (as amended to January 2009).

Needless to say there is no simple answer to the question do slurry stores need planning permission. To avoid problems it is always advisable to discuss your proposals with the local planning authority before work start.

The advice applies whether the slurry store is an 'above ground tank' or an excavated 'lagoon'. The key points are summarised below.

Agricultural Unit of 5 hectares or more

A planning application is required **if any one** of the criteria below apply

1. If the slurry tank is on a separate parcel of land of less than 1 hectare.
2. The works are within 400mtrs of the curtilage of a protected building that is, "any permanent building which is normally occupied by people, but excludes a building within the agricultural unit or a dwelling or other building on another agricultural unit which is used for or in connection with agriculture"

The important point here is the 400 metres is measured to the curtilage of the protected building not the building itself. A 'building normally occupied by people' is a wide definition and includes such buildings as schools, shops etc. It also includes buildings that are vacant.

3. The ground area covered by the slurry store would exceed 465 sq. mtrs. In the case of a lagoon this would include any embankments constructed and any ancillary buildings. (This measurement includes any other works constructed within the last two years any part of which is within 90mtrs of the proposed development)
4. The works will be more than 3mtrs high within 3 kilometres of the perimeter of an aerodrome or more than 12 metres high in any other case.
5. Any part of the development is within 25metres of the metalled part of a trunk or classified road.

If a planning application is not required the slurry store will still need to be the subject to the Prior Notification procedure. This requires the submission of details to the local planning authority **before** development commences. If the local planning authority have not responded within 28 days then work may commence.

Agricultural units less than 5 hectares

A new slurry store or an extension to an existing slurry store requires a planning application.