

Agricultural or Forestry Notifications

Agricultural or Forestry Notifications – The Town and Country Planning (General Permitted Development Order 1995 (‘the GDPO’) allows for certain types of agricultural and forestry development to be undertaken without the need for full planning permission using the permitted development rights set out in Part 6 and 7 of the GDPO.

Agricultural Permitted Development relates to the erection, extension or alteration of a building, excavation or engineering operations designed for agricultural purposes on agricultural land. The associated agricultural unit must be 5 hectares or more in size, and the development must be reasonably necessary for the purposes of agriculture within the unit. If your agricultural development falls within the above criteria, it may benefit from being permitted development provided that:

- The development is **not** carried out on a separate parcel of land **less than 1 hectare** in area forming part of the agricultural unit;
- The ground area of any building, structure or works does not exceed **465 square metres** (less if it is within 90 metres of any other building or works constructed within the preceding two years);
- The building, structure or works is **not greater than 12 metres in height** or **not more than 3 metres** in height if within 3 km of an aerodrome;
- The development is more than **25 metres** from a trunk or classified road;
- The development does not involve the erection, extension or alteration of a **dwelling**;
- If the building, structure or excavation is within 400 metres of the curtilage of a ‘**protected building**’ (a protected building means a permanent building normally occupied by people, but does not include building within the agricultural unit, or any

- dwelling or building in agricultural use on any other agricultural unit) it is not to be used for the accommodation of livestock or for the storage of slurry or sewage sludge (if the building is required for this purposes, planning permission is required);

The permitted development rights for development on smaller agricultural units (between 0.4 hectares and 5 hectares) are not subject to the determination procedure and have different limitations.

Forestry Permitted Development relates to the erection, extension or alteration of a building; the formation, alteration or maintenance of private ways and operations on that land to obtain the materials required for the formation of such private ways. The development must be carried out on land used for the purposes of forestry, including afforestation, and must be reasonably necessary for the purposes of forestry. If your forestry development falls within the above criteria, it may benefit from being permitted development provided that:

- The development would consist of or include the provision or alteration of a dwelling;
- The height of any building or works within **3 kilometres** of the perimeter of an aerodrome would exceed **3 metres** in height;
- Any part of the development would be within **25 metres** of the metalled portion of a trunk road or classified road.

Applications for prior notification of proposed agricultural or forestry development

Welsh Government Validation requirements state that the following information must be submitted as part of a valid prior notification application:

- Application Form (including a clear description of development)
- [Site Location Plan](#) (to a recognised scale and illustrating the proposed development area outlined in red and the land in your ownership outlined in blue)
- Fee of £80

Although it is not required to validate your application, it is useful for applicants to complete our [AG2 Form](#), which provides additional information about the agricultural unit.

You may also wish to supply elevation drawings and site layout plans to provide further clarity on the proposed structure or works; however this is not a requirement.

Application forms for Agricultural or Forestry Prior Notifications are available via:

<http://www.beacons-npa.gov.uk/planning/application-forms-1/agricultural-forestry-and-gpdo/> and may be completed online via the planning portal: www.planningportal.gov.uk

Guidance on how to complete the relevant form is available, and can be found under the desired form on our website. If you have any queries, please contact us on the details below.

If full planning permission is required, please see [Planning Advice Note 1](#).

Prior Notification Process

Once a valid application for prior notification is received the Local Planning Authority has 28 days to consider whether or not it is necessary to request further information through the prior approval procedure. If the Authority considers that planning permission is required, they will also notify you of this within the 28 days.

Within this timescale the assigned planning officer will visit the site, establish whether the development does fall within the permitted development rights set out in Part 6 and Part 7 of the GDPO, and consider:

- The siting, design and external appearance of a proposed new agricultural or forestry building and its relationship with its surroundings;
- The siting and means of construction of roads;
- The siting of those excavations or waste deposits.

Within 28 days you will received a letter stating one of the following:

- The prior notification is approved and acceptable and you can proceed with the development;
- Prior Approval is required;
- Planning Permission is required.

Prior Approval

In cases where the Authority considers that a proposed development (which falls within the permitted development rights set out in Part 6 and 7) is likely to have a significant impact on the surrounding area, the formal submission of details for approval would be required. If prior approval is required, the application will have an 8 week determination period from receipt of the submitted details.

There is no right to appeal against the decision to require approval of details.

As part of the prior approval process the applicant must erect the site notice supplied by the Local Planning Authority on or near the land for a minimum of three weeks. The community councils and other interested parties would also be consulted within this 8 week process. The considerations within this process relate to the siting and overall design and appearance of the development, having regard for its surrounding landscapes, buildings and reserves.

For further information contact:

Planning Services
Brecon Beacons National Park Authority,
Plas-y-Ffynnon,
Cambrian Way,
Brecon, LD3 7HP
Tel: (01874) 620431
Email: planning.enquiries@beacons-npa.gov.uk

Useful link:

<http://www.legislation.gov.uk/uksi/1995/418/schedule/2/made>