



Agricultural and Horticultural Buildings

Whether you are planning for a new dairy unit, beef enterprise, pack house or a simple Dutch barn, there are a number of obstacles to cross and many pieces of legislation that you need to be aware of and in a lot of cases address.

PLANNING

You do not always need planning permission for agricultural or horticultural buildings. The Town and Country Planning (General Permitted Development) Order 2015, Part 6, Class A allows Agricultural development on holdings of 5 hectares or more provided that:

- The development is on agricultural land (as defined) and the building is reasonably necessary for the purposes of agriculture.
- Work is not carried out on a separate parcel of land less than 1 hectare.
- Development does not exceed 465m².
- The building is not higher than 12m (or 3m if located within 3km of an aerodrome).
- Development is more than 25m from a classified road.
- The building is for housing livestock, silage or slurry, being used for storing fuel for or waste from a biomass boiler or AD System and it is not sited within 400m of the curtilage of a 'protected building' - this is normally any building not involved in agriculture.



