Small is successful – So let us build it
Small is successful – Planning since 1947
Small is successful – so let us build it

Is your project in the countryside?

Is your project on a parcel of land smaller than 12 acres?

Is your project growing food?

Have you tried to get planning permission for something?
Small is successful – so let us built it

Current planning for polytunnels and other structures—

- You have to apply for planning permission
- You usually have to pay in excess of £300
- You have to make a case that the structure or works are ‘reasonably necessary for the purposes of agriculture of that land’
- You have to draw up plans and fill out forms and sign certificates as part of your submission
Of Course its necessary for the purposes of agriculture!
 Polytunnel heaven!
Examples

The Round House Project – Ponds
The ruling means that future community growing projects can be deemed to constitute agriculture for the purpose of the Town and Country Planning Act and most importantly, that development that is *reasonably necessary* for that agriculture, can be permitted.

**Examples**

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Examples

Cae Tan – Compost Toilet, packing shed and hardstanding
Examples

Cae Tan – Compost Toilet packing shed and hardstanding

It must be demonstrated that the works are reasonably necessary for the purposes of agriculture and it is still my view that the agricultural activity taking place on the site would not fail if the car park, toilet and shed were removed.
What can farmers build without planning permission?

- Permitted Development? GPDO 1995
  - Part 6 – Agricultural Buildings and Operations
  - ‘Agricultural unit’ 5ha ↑
  - Not on a separate parcel of land ↓1 ha
  - Not to live in
  - Designed for agriculture

![Images of small buildings with crosses over them]
Good Practice

✓ Check if planning permission is needed

- CLAS support and advice
- Are you going to build any structures?
- Will you be living on the site?
So what else can we do?

- Make it easier for planning officers
- Communicate your vision and plans
- Lobby Welsh Government to change legislation and provide clear guidance
- Gather evidence and examples of successful small scale projects and enterprises
- Create a network like the One planet Council
Further information.....

- Website - www.wl.communitylandadvice.org.uk
- Email - wales@communitylandadvice.org.uk
- Phone – 02921 960966