



July 2025

Prior Notification for an Agricultural Storage Building

at
Sylvendell
Pillmawr Road
Newport
NP18 3QZ

Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684 233
reading-ag.com

1	INTRODUCTION	3
2	BACKGROUND	3
3	PROPOSED DEVELOPMENT	3
4	DEVELOPMENT FRAMEWORK	7
5	APPRAISAL	8
6	CONCLUSION	8
	APPENDIX 1	10

1 Introduction

- 1.1 Reading Agricultural Consultants Ltd (RAC) is instructed by Mr A Baker (the Applicant) to submit a Prior Notification for permitted development of an agricultural building for storage of hay associated with his land holding at Pillmawr Road, Newport.
- 1.2 This statement describes and assesses the need for the proposed development to provide a steel portal framed building.

2 Background

- 2.1 Sylvendell and its associated land is located approximately 300m east of Malpas, Newport, separated by the A4042. It is 600m east of Caerleon, with some recently acquired land adjoining Caerleon. It extends to 44.1ha (109 acres) following the recent purchase of 17.8ha (44 acres) of grassland alongside the River Usk. The complete holding is in permanent pasture.
- 2.2 The farm has always been used for agricultural purposes and has a holding number 60/030/0070. The applicant keeps some 20 suckler cows and takes their progeny to strong store cattle which are sold either privately or in market.
- 2.3 Silage and hay are produced on the holding with surplus hay sold locally to other farmers and horse owners. Both are made in round bales, with the hay stored in existing buildings. With the acquisition of additional land it is evident that there is insufficient storage space for the increased amount of hay produced. Storage is essential because hay needs 'curing' for several months before feeding to horses. Also hay prices at the time of harvest are relatively low, so storage will enable the bales to be sold in winter at a premium

3 Proposed Development

- 3.1 The proposed building will extend to 30.5m x 15.2m (463.6m²) and would be a steel portal framed structure, common on many farms throughout the area (Figure 1). It would be open sided on the north-west elevation to enable access for stacking bales.



Figure 1. Steel portal framed building similar to that proposed

- 3.2 The other elevations would comprise Yorkshire boarding above a concrete panel base, with galvanised sheet doors on the narrower elevations. The roof would be in fibre cement with skylights in each bay providing natural light for internal working (see plans Figure 2 & RAC10778/3).

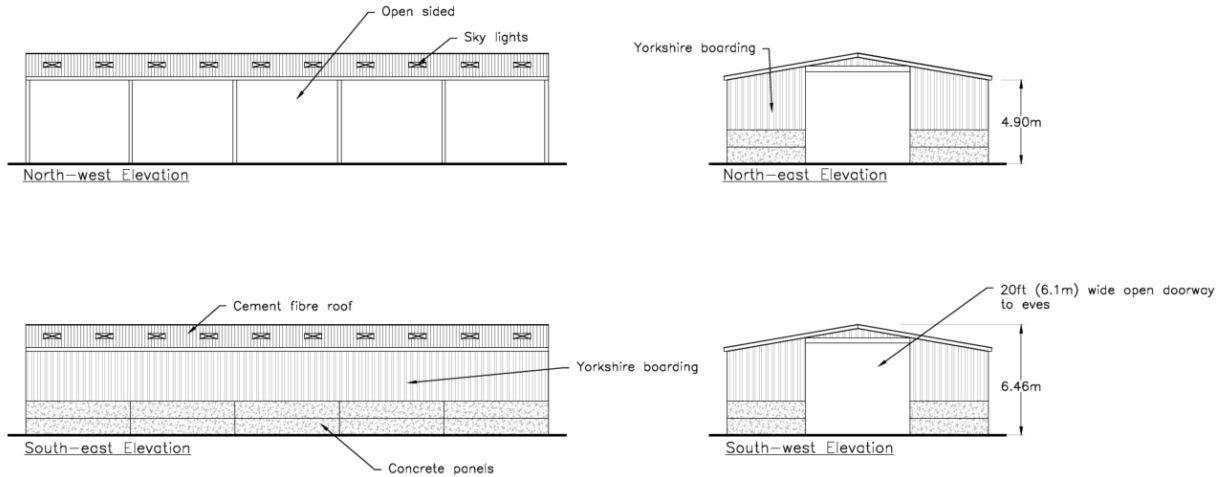


Figure 2. Elevations of the proposed building

- 3.3 There would be no requirement to remove or cut any hedgerows or trees to undertake the construction work and there is no need for any site levelling as the site is already level and used for occasional storage of agricultural machinery.

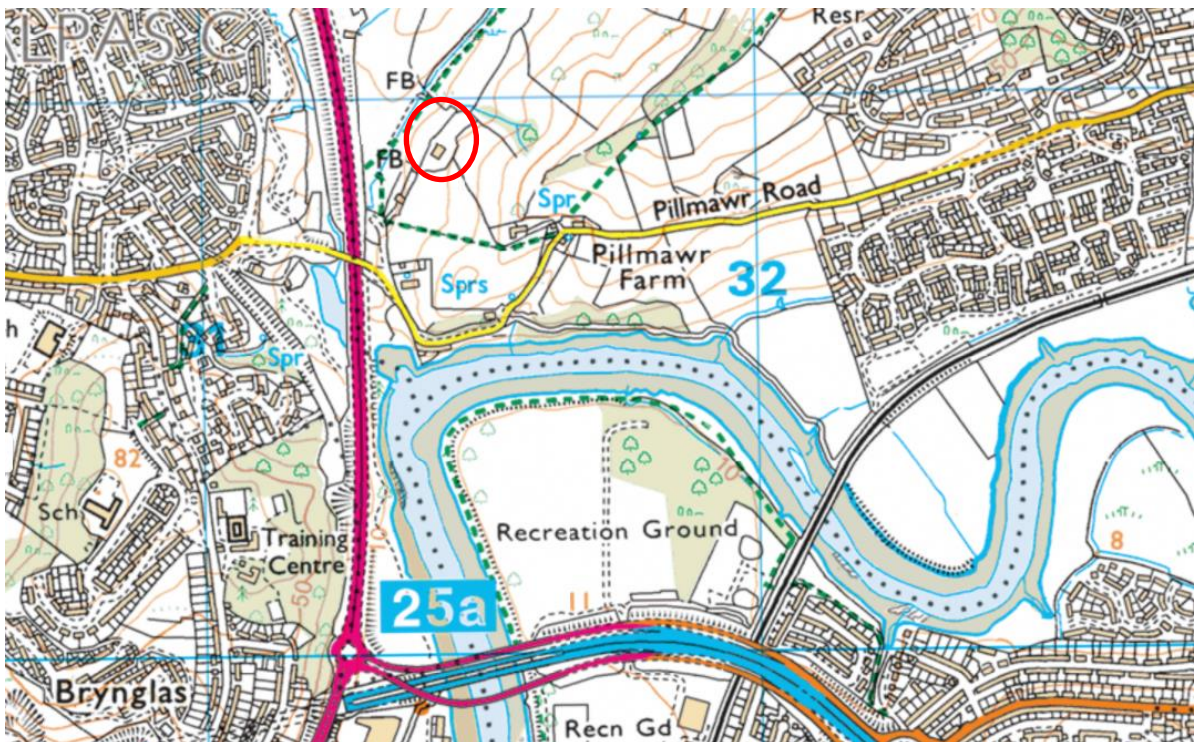


Figure 3. Application site in red



Figure 4. Location of the application site within the holding



Figure 5. The application site is currently an occasional storage area

- 3.4 It is important that hay is stored under cover to prevent deterioration. Wet hay is much more likely to grow mycotoxins, bacteria caused by mould spores and fungus in the hay which will lead to a variety of issues. These include the livestock refusing to eat the hay offered, reduced nutrient absorption and respiratory disease. In the worst cases the mould spores and bacteria can cause organ damage leading to the death of livestock.
- 3.5 The existing buildings are occupied by cattle in winter as well as machinery, bedding and hay from the smaller acreage of land farmed. The additional land will result in inadequate storage area for the farm because 18ha of hay would yield approximately 135t (7.5t/ha), in addition to the existing 4.5ha (34 tonnes) of hay made on the existing land.
- 3.6 Round bale hay requires 8m^3 of storage area per tonne. Therefore, some 170 tonnes of hay would require $1,360\text{m}^3$ of storage space. If stacked 3m high, this would require a theoretical 453m^2 of floor space. However, due to the configuration of stacking round bales (see Figure 6), there is some unused space – hence the requirement for a larger area than the theoretical 453m^2 floor area.



Figure 6. Round bale stacking system

- 3.7 The area is sheltered by trees to the west and screened by topography to the east, so the building would not be highly visible from off site, notwithstanding that it is an agricultural building in the countryside, adjacent to other agricultural buildings, and it would not be unexpected to see an agricultural building in the countryside.
- 3.8 It is sited alongside the farm track for ease of access, and no amendments or additional track would be required in that respect.

4 Development Framework

National Planning Statute

- 4.1 When considering an application for Prior Notification for an agricultural building associated with a holding of five hectares or more, reference is made to Part 6, Class A of Schedule 2 of ‘*The Town and Country Planning (General Permitted Development) Order 1995*’ (GPDO). Permitted development includes:

“The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of:

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.”.

- 4.2 Permitted development rights do not apply if:

“(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b) it would consist of, or include, the erection, extension or alteration of a dwelling;

(c) it would involve the provision of a building, structure or works not designed for agricultural purposes;

(d) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.2 below;

(e) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(f) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

(g) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- (h) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; or*
- (i) it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.”*

5 Appraisal

- 5.1 Sylvendell is a registered grassland holding producing beef cattle, silage and hay. It has expanded through acquiring additional land this year and requires additional storage area. the holding extends to 44ha and so benefits from agricultural permitted development rights.
- 5.2 The building is sited within the holding, in close proximity to the other agricultural buildings on the holding.
- 5.3 The proposed building will not consist of, or include, the extension or alteration of a dwelling.
- 5.4 It is designed for the purposes of agriculture, similar to many other steel portal framed agricultural buildings in the area, providing the ability for storage of agricultural crops and will not exceed 465m² in total.
- 5.5 No part of the proposed building will be within 25m of a road.

6 Conclusion

- 6.1 In conclusion, the proposed structure is reasonably necessary for the agricultural operations on the farm, providing the ability to safely store the increased hay production as well as existing production, under one roof.
- 6.2 The design of the structure is suited for purpose, being seen widely across the country.
- 6.3 Accordingly, none of the exclusions to permitted development rights on agricultural units of greater than 5ha apply, so, as it is reasonably necessary for agriculture on this agricultural unit and so permitted development rights apply (see Appendix 1).

This report was prepared by:

I.D. Williams BSc. (Hons), MA, FBIAC

Independent Consultant in Agriculture and Rural Land Use
Associate. Reading Agricultural Consultants
Fellow of the British Institute of Agricultural Consultants

17 July 2025

Appendix 1

Part 6. Schedule 2	
The Town and Country Planning (General Permitted Development) Order 1995	
Requirement	Comment
Class A – agricultural development on units of 5 hectares or more	Sylvendell is over 5ha
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a)works for the erection, extension or alteration of a building; or (b)any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.	The proposal is the construction of an agricultural building. The structure is '<i>reasonably necessary</i>' as it is required for hay and straw storage to prevent deterioration due to wet weather.

Development not permitted	
Requirement	Comment
(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;	The proposed structure is on a block of land over 1 ha.
(b)it would consist of, or include, the erection, extension or alteration of a dwelling;	The proposal would not require the erection or extension of a dwelling.
(c)it would involve the provision of a building, structure or works not designed for agricultural purposes;	The proposed structure is designed for agricultural purposes. It will store agricultural produce.
(d)the ground area which would be covered by— (i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or	The proposed footprint of the structures is 464m ² , and so does not exceed 465m ² .

(ii)any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.2 below;	
(e)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	The proposed structure is not within 3 kilometres of the perimeter of an aerodrome.
(f)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	The proposed structure has a maximum height of 6.7m
(g)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The nearest public highway is 175 metres from the application site.
(h)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; or	The structure would not be used to house livestock or store sewage or slurry.
(i)it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming	The proposed building does not involve excavations or engineering operations on or over article 1 (6) land which are connected with fish farming.
Conditions Development is permitted by Class A subject to the following conditions	
Requirement	Comment
(1) (c) waste materials shall not be brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought shall be incorporated forthwith into the building or works in question.	Any building materials brought onto the site will be used for the construction of the agricultural building.

(2) Subject to sub-paragraph (3), development consisting of— (b) the formation or alteration of a private way;	The proposal will not require the formation of a private way.
(i) the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be	No works have commenced, and this statement sets out the siting and design of the proposed structures.