

**PROPOSED HAY/FODDER BARN AT STOKEFIELDS FARM, HINCKLEY ROAD, STOKE GOLDING,
LEICESTERSHIRE, CV13 6HR**

PLANNING STATEMENT

Background

Stokefields Farm extends to 5.3 hectares (13 acres) and has been owned by the applicants for the past 5 years. When they purchased the holding it had been derelict for 3 years and they subsequently tidied up the fields and obtained planning permission in February 2023 to increase the farmhouse, including change of use of 2 linked barns to form part of the living area.

The land is down to grass for hay which is sold from the farm. The applicants also cut and bale hay at another farm which is carted back to Stokefields Farm and sold on. They are planning to increase the farm business this year by introducing sheep and cattle to graze the land, which will arrive on site in the spring and sent to slaughter in the autumn to be sold in local farm shops.

Prior approval was applied for under Part 6 of the General Permitted Development Order for the barn, however this was refused in February 2025 (ref: 25/00065/AGDO) for the following reasons:-

The proposal is not considered to meet the criteria of Class A of Part 6 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it is not considered that the application site is utilised for agricultural purposes or that the building lies on an agricultural unit that extends to 5 hectares and consequently the proposed development is not considered justifiable in these site-specific circumstances, and it has not been demonstrated that the building is reasonably necessary for the purposes of agriculture within the site.

Planning permission is therefore being sought for the proposal and a plan showing the land owned is attached to this application.

Proposal

The holding lacks modern agricultural buildings and is therefore proposed to erect a 22.8 metre x 10 metre hay and fodder barn with eaves and ridge heights of 4.7 metres and 6.3 metres respectively. The barn will be of steel framed constructed, enclosed to three sides with profiled plastisol steel sheeting and open to the gable end, which will be accessed from existing hardstanding. The roof will be fibre cement sheeting.

The building will be sited adjacent an existing tarmac area.

Planning Policy

National planning policy is contained within Paragraph 88 of the National Planning Policy Framework – Supporting a Prosperous Rural Economy as follows:-

“Planning policies and decisions should enable:-

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;*
- b) the development and diversification of agricultural and other land based rural businesses.....”*

Planning Discussion

The proposal is for a hay/fodder storage barn which will be sited adjacent to an existing tarmac area. There are currently no facilities on the site to meet this need.

Hay is at its most valuable during the winter months and into the following Spring. Hay stored outside is not practical as higher bales in the stack can be spoiled due to weather and the lower bales to moisture ingress and pests. More than 25% can often be wasted even if covered. The proposed building will allow for all hay produced on the holding to be stored. Fodder for the animals also needs to be stored undercover.

The proposed building is modest in size and being located in line with existing buildings will have limited impact on the landscape.

As the building is for storage purposes only, there will be limited impact on traffic movements.

The proposal is for an agricultural barn on agricultural land which is fully supported in planning policy.