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DESIGN AND ACCESS + SUPPORTING INFORMATION TO  
ACCOMPANY THE PLANNING APPLICATION FOR THE  
ERECTION OF CALF REARING BUILDING, PART  
DEMOLITION OF AGRICULTURAL BUILDING AND  
ERECTION OF A LEAN-TO TO BE USED AS A WORKSHOP  
AT STUD FARM, SIBSON LANE, SHENTON, NUNEATON,  
CV13 6DA

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PREPARED BY HOWKINS AND HARRISON LLP

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The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire LE65 1DB

Telephone 01530 877977

Email [ashby@howkinsandharrison.co.uk](mailto:ashby@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](#)

Twitter [HowkinsLLP](#)

Instagram [HowkinsLLP](#)



Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## Contents

|                                                    |   |
|----------------------------------------------------|---|
| Introduction .....                                 | 2 |
| Agricultural Statement.....                        | 2 |
| Agricultural justification for the buildings ..... | 2 |
| Size .....                                         | 3 |
| Location.....                                      | 3 |
| Design.....                                        | 3 |
| Access.....                                        | 3 |
| Surface water .....                                | 4 |
| Photographs.....                                   | 4 |
| Planning Statement.....                            | 5 |

## Introduction

This agricultural statement has been prepared by Howkins and Harrison LLP on behalf of A G & S C Clarke to demonstrate the agricultural justification for the proposed new calf rearing building and agricultural workshop at Stud Farm, Shenton.

Stud Farm has been occupied by the Clarke family for over 100 years, with Andrew and Suzanne being the fourth generation of the Clarke family to farm here, Andrew has been farming at Stud Farm for almost 40 years. During this time, the farm has been run as a cattle business by the applicant.

## Agricultural Statement

### Agricultural justification for the buildings

There are currently 80 suckler cows with calves at foot on the farm with 3 stock bulls. The applicants would like the cattle enterprise to increase their numbers by keeping some of the heifers to run on into the sucker herd however they need the additional building to be able to do this.

The cattle are housed during the winter and calve indoors. The current space means the calving window is long due to availability of space in the buildings. The calf rearing building will enable the calving period to be condensed which will have a positive impact on the business in terms of cashflow and workload.

In addition to the calf rearing building this application is for a lean-to extension to an existing building to be used as an agricultural workshop for the farm. The lean-to will go onto an existing building that is currently used to house cattle. Due to the location of this building the applicant would like to demolish one bay to enable easier access to the farmyard. The loss of the bay will make deliveries easier for lorries delivering feed and supplies to the farm. Once the bay has been demolished the shed will not be big enough for the cattle but would be utilised as a much needed agricultural workshop for the farm.

The farm's current workshop is located at their other farmstead, Top Farm. The Landlord of Top Farm is taking the workshop building back in hand which will result in a loss of a workshop for the farming enterprise.

The loss of this shed for housing cattle adds to the need for the proposed calf rearing shed.

The applicant farms a total of 478 acres (193.44 hectares) on various agreements as follows:

Land at Stud Farm (let on an Agricultural Holdings Act tenancy, first succession) – 222 acres

Land at Top Farm (let on a Farm Business Tenancy 30 years left to run) – 116 acres

Land at Upton – 40 acres owned

Grasskeeping in the local area – 100 acres

### Size

The proposed calf rearing building (Building 1) has the following dimensions:

Length – 19.5 m

Width – 7.32 m

Height to top of eaves – 5.18 m

Height to front – 4.26 m

The building will be of steel portal framed construction, clad with timber space boarding and fibre cement roof sheets.

The proposed lean – to (Building 2) has the following dimensions:

Length – 9 m

Width – 4.5 m

Height to eaves – 4.26m

The lean-to will be steel portal framed construction with concrete panelling and PVC coated slate blue steel sheeting and a roller shutter door.

### Location

The proposed building is to be located adjacent to the existing cattle buildings which will allow feeding of the cattle to be carried out efficiently as a feed passage will be created with the adjacent building. The cattle handling facilities are nearby which will ensure the cattle are handled in a safe manner and avoid any unnecessary stress to the cattle when moving them. The buildings are clustered together to reduce their visual impact – the proposed cattle shed will not be seen from the road.

The proposed work-shop will be attached to an existing building, designed to be in keeping and blend into the current farmyard setting.

### Design

The applicant aims to achieve a high standard of design the proposed buildings have been sympathetically designed to be in keeping with the existing buildings on the property, they are similar in character and will not look out of place within the farmyard. The location is within the existing building line for the property and does not extend the farmyard outside of its current footprint. The buildings have been designed to be fit for purpose and practical for modern day farming with the traditional nature the site kept in mind.

### Access

The proposed cattle building will use the existing access for Stud Farm which is off Sibson Lane. The proposed application will not have an additional impact on the traffic movements to and from the site.

## Surface water

Surface water and run off will be discharged via the existing soakaway.

## Photographs

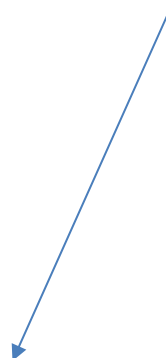
**Location of building 1 – Calf housing**



**Bay to be demolished**



**Location of building 2 the lean-to**





## Planning Statement

This planning application meets the requirements set out in the HBBC Local plan policy and the National Planning Policy Framework (NPPF) with specific reference to the following:

Site Allocations and Development Management Policies DPD (2016)

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM4: Safeguarding the Countryside and Settlement Separation

Policies DM1 and DM4 are both met by this application as the new building will enable the expansion of the existing business by increasing cattle numbers as well as improving the efficacy of the current enterprise. The buildings have been designed to be in keeping with the surroundings and are within the farmyard area, thus not taking up further land protecting the open character and landscape character of the countryside.

Furthermore Policy DM10: Development and Design is met by the location of these proposed buildings, as mentioned above they are within the farmyard and have been designed to be in keeping with the surrounding area with the buildings being designed in a similar character and appearance to the existing building and rural in character.

Policy DM17: Highways and Transportation is met as the proposal will not increase the traffic movements to and from the site, the existing access will be used from Sibson Lane.

National Planning Policy Framework (NPPF) (2019) Paragraph 28 of the NPPF states:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

The proposal is for a new building to house calves. The new building will allow for the farming enterprise to shorten the calving period which will have a positive impact on cashflow and workload but also provide the opportunity to increase numbers by keeping on some of the heifers to go into the suckler herd. The building has been designed with space for the calves to feed, exercise, sleep and grow, this has kept the specific needs of the animal in mind. The proposal will allow for a rural business to develop and expand.