

AGRICULTURAL JUSTIFICATION STATEMENT

**ERECTION OF A GENERAL-PURPOSE AGRICULTURAL STORAGE
BUILDING**

LAND SOUTH OF: WELLSBOROUGH ROAD

SIBSON

NUNEATON

LEICESTERSHIRE

CV13 6LR

EASTING & NORTHING: 435257, 302078



PARTICULARS

Document Title	Agricultural Justification Statement
Proposal	Erection of a general-purpose agricultural storage building
Applicant Details	G Hodgetts
Site Details	Land South of: Wellsborough Road Sibson Nuneaton Leicestershire, CV13 6LR
Easting and Northing	435257, 302078
Prepared by	Melanie Bingham-Wallis Planning Director
Agent details	Foxes Rural Ltd Bullbanks Farm Halstead Road Eight Ash Green Colchester Essex CO6 3PT



INTRODUCTION

This statement has been prepared in support of a prior approval application submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a general-purpose agricultural storage building.

The application relates to Land South of Wellsborough Road, Sibson, Nuneaton, Leicestershire, CV13 6LR (Easting 435257, Northing 302078).

The proposal comprises the construction of a general-purpose agricultural building to support the ongoing agricultural operations undertaken by the applicant who actively farms the holding.

Under the provisions of Part 6, Class A, the principle of development is permitted subject to compliance with specified limitations and conditions. This application therefore seeks prior approval from the Local Planning Authority in respect of the matters of siting, design and external appearance.

Enclosures

Reference	Description
Floor and elevation plans	Refer to plans for scale
Location plan	Scale 1:35,000
Site plan	Scale 1:1,250
Block plan	Scale 1:500
Farm plan	Scale 1:10,000
Agricultural Justification Statement	
Prior Notification Forms	Submitted via Planning Portal

STATEMENT OF EXPERIENCE

This planning statement has been prepared by Melanie Bingham-Wallis. I am a farm planning director employed by Foxes Rural Limited, which specialises in rural planning matters. The company regularly advises on agricultural related planning applications, justifications and proposals throughout England, including holdings in the East Midlands and the wider regions of Essex, Suffolk and Hertfordshire.

The company is registered with the Royal Institution of Chartered Surveyors and the Central Association of Agricultural Valuers.

THE FARM BUSINESS

The applicant operates a commercial agricultural enterprise on Land south of Wellsborough Road, Sibson. The holding extends to approximately 116 acres (47 hectares) in total.

The core activity is cereal cropping, producing a range of combinable crops on a rotational basis typical of this part of Leicestershire. Crops are grown in rotation to maintain soil health, manage pests and diseases, and optimise yields. The enterprise operates at a scale requiring modern infrastructure capable of supporting efficient harvesting, storage and marketing of agricultural produce.



Harvested crops are produced within a relatively short seasonal window and must be removed from the field promptly to avoid weather damage and operational delays. This results in a substantial volume of produce requiring handling and storage over a concentrated period, creating a clear operational requirement for adequate on-site storage. Total annual production is estimated at approximately 500 tonnes of combinable crops.

THE PROPOSAL

This application seeks prior approval under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a general-purpose agricultural storage building.

The proposal comprises the erection of a general-purpose agricultural building measuring approximately 25 metres by 39 metres (975 square metres). The building is intended to serve as a multi-functional facility supporting the arable operation on the holding. It will be used for:

- the storage of harvested crops following harvest;
- the storage of agricultural machinery and equipment; and
- the storage of crop inputs, including seed, fertiliser and associated materials.

The building is not a specialist grain store but a flexible agricultural structure designed to meet a range of operational requirements throughout the farming year. This reflects the practical needs of a standalone arable unit where a single building must accommodate multiple functions across the seasonal calendar.

Relationship Between Crop Output and Storage Requirement

The scale of the proposed building has been informed by the cropped area of the holding and the need to manage harvested produce efficiently during the harvest period. Crops are harvested within a relatively short timeframe and must be removed from the field promptly. The availability of on-site storage allows produce to be temporarily held within a weatherproof environment, avoiding the need for immediate off-site transport and enabling more efficient handling during peak periods.

The building has been sized to provide sufficient capacity for short-term crop storage alongside space required for machinery and inputs. This combined requirement directly informs the proposed footprint, ensuring the building is neither excessive nor under-provided for the operational needs of the holding.

Need for On-Site Storage

The holding currently comprises open agricultural land with no existing buildings or infrastructure capable of supporting the operational needs of the arable enterprise. As a result, there is currently no facility for the storage of harvested crops, machinery or inputs on the landholding. This creates operational inefficiencies and reliance on off-site arrangements, including the removal of crops at harvest and the storage of equipment away from the holding.

The provision of a single, purpose-built agricultural building will enable crops to be stored on site following harvest, reducing immediate haulage requirements; machinery and equipment to be retained on the holding, improving operational efficiency; and inputs to be stored securely and in appropriate conditions. This represents a fundamental requirement for the effective management of the land and is typical of a commercial arable unit of this scale.



TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (THE GPDO)

Development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the erection, extension or alteration of agricultural buildings on established agricultural units, subject to specified limitations and conditions. These include a cumulative ground area threshold of 1,500 square metres for development carried out within the preceding two-year period.

For development to benefit from permitted development rights, it must comply with the criteria and restrictions set out in the GPDO. Compliance with the GPDO is set out in Table 2 below.

Table 2 — GPDO Compliance Summary

Table 2 – Main GPDO requirements

<u>GPDO Requirement</u>	<u>The Building</u>	<u>Compliance with GPDO</u>
Does the development exceed 1,500 sq. m?	No. The development is 975m ² .	Yes
Is the holding greater than 5 ha?	Yes. The holding is 47 hectares.	Yes
Does the building sit on a parcel of less than 1ha?	No.	Yes
Is the development more than 25 metres from the metalled part of the highway?	Yes.	Yes
Is the development within 3 kms of an aerodrome?	No.	Yes
Has any agricultural building been built on the holding under the GPDO within the past 2 years?	No.	Yes
Does the height of the building exceed 12 metres?	No. The ridge height is 9.5 metres.	Yes
Is the building to accommodate livestock?	No.	Yes

DETAILED CONDITION ANALYSIS — CLASS A.1(a) TO A.1(l)

A.1 Development is not permitted by Class A 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.

Development is not permitted if carried out on a separate parcel of land forming part of the unit which is less than one hectare in area. The proposed building will be located on land forming part of the wider agricultural unit, which extends to 116.6 acres (47 hectares). The development is not carried out on a separate parcel below one hectare in area. This criterion is satisfied.



(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph D.1 of Part 6 of this Schedule) where development under Class Q or Class S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A begins.

No development under Classes Q or S of Part 3 has been carried out on the agricultural unit within the preceding ten years. The applicant has confirmed no residential conversion or change of use has been undertaken on any part of the holding within the relevant period. This restriction does not apply.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling.

The development is for a general-purpose agricultural building and does not consist of, or include, the erection, extension or alteration of a dwelling. This criterion is satisfied.

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

The proposed building is a steel portal-frame agricultural structure utilitarian in form and design. It is intended solely for the storage of harvested crops, agricultural machinery and crop inputs, all of which are operations directly associated with the arable enterprise on the holding. The building is designed for agricultural purposes in compliance with this criterion.

(e)(i) the ground area which would be covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres.

The proposed development does not provide accommodation for livestock, nor does it arise from engineering operations involving plant or machinery of the type contemplated by this restriction. The building is a general-purpose agricultural structure for the storage of arable produce and associated inputs. The restriction in Class A.1(e)(i) does not apply to this proposal.

(e)(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, as calculated as described in paragraph D.1(2)(a) of this Part.

Class A.1(e)(ii) imposes a cumulative limit of 1,500 square metres on buildings erected, extended or altered under Class A within the preceding two-year period, calculated within a 90-metre radius of the proposed development in accordance with paragraph D.1(2)(a). The proposed building has a ground area of 975 square metres. No other buildings have been erected or extended on the holding under Class A within the preceding two-year period. The cumulative total is accordingly 975 square metres, which falls well within the 1,500 square metre threshold. This criterion is satisfied.

(f) 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 development is not located within 3 kilometres of the perimeter of a licensed aerodrome as defined under the Civil Aviation Act 1982 and as recorded in the CAA aerodrome register. Class A.1(f) does not apply.

(g) 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 site is not located within 3 kilometres of a licensed aerodrome. The proposed building has a ridge height of 9.5 metres, which is comfortably below the 12-metre maximum applicable to buildings outside the aerodrome safeguarding zone. This criterion is satisfied.



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

No part of the proposed development would be within 25 metres of the metalled part of a trunk road or classified road. This criterion is satisfied.

(i) 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.

The proposed development does not comprise accommodation for livestock, nor does it involve the storage of slurry or sewage sludge. The building is solely for the storage of arable crops, agricultural machinery and crop inputs. The restriction in Class A.1(i) accordingly does not apply to this proposal.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

The proposed development does not involve excavations or engineering operations on or over article 2(4) land connected with fish farming. This restriction does not apply.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit, or is or would be within 400 metres of the curtilage of a protected building.

The proposed building will not be used for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system. This restriction does not apply.

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

The proposed building is not located on land that is, or is within the curtilage of, a scheduled monument. This criterion is satisfied.

DESIGN, SITING AND EXTERNAL APPEARANCE

Where a prior approval application is required under Schedule 2, Part 6, Class A, the Local Planning Authority is entitled to consider only the siting, design and external appearance of the proposed development. The following sections address each of these matters in turn.

Table 3 – Design of building

Building Size	The building measures 25 metres x 39metres totaling 975 m ²
Walls	The side and gable elevations of the building will be clad in juniper green 0.5mm single skin steel box profile sheeting to the eaves with 3-metre-high natural coloured prestressed concrete panelling from ground level.
Roof	The roof of the building will be fibre cement sheeting
Eaves Height	The eaves height has been kept to a minimum practical height at 6 metres
Roof Pitch	14 degrees



Ridge Height	The ridge height is 9.5 metres
Doors	One roller shutter door and one personnel door on the south gable elevation.
Floor	The base inside the building will be a concrete power floated floor.

Siting

The proposed building has been carefully positioned to balance operational efficiency with landscape considerations.

The site currently comprises open agricultural land with no existing built form. As such, there is no established farmstead with which the building could reasonably be grouped. The proposed location therefore represents the most practical and logical position within the holding from which the arable enterprise can be served.

The building is sited at the end of an existing access track, allowing direct and efficient access for agricultural vehicles and machinery without the need for new access routes to be formed. This ensures safe and practical movement during peak operational periods, particularly at harvest when vehicle movements are frequent and time-critical.

Its position enables convenient access to the surrounding fields for the storage of harvested crops, whilst also providing sufficient space for machinery manoeuvring and day-to-day farm operations.

In landscape terms, the building is located within a wide, open agricultural setting characteristic of the surrounding Leicestershire countryside. Agricultural buildings are a typical and expected feature within such landscapes, and the introduction of a single, appropriately scaled structure will sit comfortably within this context.

A small, wooded area to the east of the proposed location provides natural screening and visual containment, assisting in breaking up views of the development from that direction. The applicant also proposes to gap up and reinforce the existing roadside hedgerow, which will further enhance screening over time and soften views from the public highway.

The building has not been positioned on prominent ridgelines or within visually sensitive locations, and its siting makes effective use of existing landscape features to minimise visual impact. Overall, the siting represents a considered and proportionate response to both the operational needs of the holding and the character of the rural landscape.

Design

The proposed building is of a standard agricultural portal-frame construction, designed to accommodate the storage of harvested crops, agricultural machinery and crop inputs. Its form, scale and materials reflect established construction methods commonly used across modern arable farms.

The structure has been designed to provide a robust, enclosed and weatherproof environment. The clear-span internal arrangement allows flexible use for crop storage, machinery and associated agricultural operations. The external walls will comprise steel box-profile cladding above a concrete panel base. The concrete panels provide strength and resistance to impact from trailers, loading equipment and grain handling machinery, while also enabling crops to be stored safely against the walls without risk of damage to the building fabric. The steel cladding above provides weather protection, durability and low-maintenance performance.



The roof will be formed from profiled sheeting with integrated roof lights to provide natural daylight within the structure, reducing reliance on artificial lighting during daytime operations and improving safety conditions. The building height has been carefully selected to accommodate modern agricultural trailers tipping at full height, with a ridge height of 9.5 metres and eaves at 6 metres.

The simple rectangular form and absence of unnecessary architectural features reinforce the clearly agricultural character of the proposal.

External Appearance

The building will be finished externally in juniper green steel box-profile cladding above natural-coloured concrete panelling at lower level. These are recessive, dark agricultural colours commonly used for farm buildings across the region and are intended to reduce visual prominence, particularly when viewed against a backdrop of vegetation and hedgerow. The colour palette is typical of agricultural development in rural Leicestershire and is consistent with the general appearance of farm buildings in comparable landscape settings.

The concrete panel base gives the structure a robust agricultural appearance at lower level, consistent with buildings designed to accommodate wheeled machinery and bulk agricultural produce. The overall external character of the proposal is utilitarian, functional and agricultural, with no features inconsistent with permitted development of this type.

AGRICULTURAL JUSTIFICATION

Need for the Development

The proposed building is required to provide essential agricultural storage infrastructure to support the ongoing arable farming operations undertaken on the holding. The farm business cultivates a range of combinable crops, including cereals, oilseeds and pulses, which are harvested during a concentrated seasonal period. Once harvested, these crops must be stored promptly in appropriate conditions to preserve their quality, prevent deterioration and maintain their market value.

At present, the holding lacks any purpose-built storage capacity. Existing arrangements rely entirely on off-site facilities, which are not functionally related to this parcel of land and result in operational inefficiencies. The provision of a general-purpose agricultural building will address these deficiencies by providing a secure, weatherproof environment designed for the storage and management of agricultural produce, machinery and crop inputs.

Grain Handling and Crop Protection

Combinable crops are particularly sensitive to moisture ingress, contamination and overheating. If produce is not stored under controlled conditions following harvest, it can deteriorate rapidly, leading to quality loss, spoilage, pest infestation or fungal growth. Immediately following harvest, crops frequently require conditioning and ongoing monitoring to ensure moisture levels remain within safe limits. The proposed building will provide the necessary enclosure to facilitate these processes, allowing crops to be tipped directly from trailers into a dry, weatherproof structure and managed safely thereafter. This is especially important during wet harvest seasons, when crops may be harvested at elevated moisture contents and require careful handling to prevent degradation.

Marketing Flexibility and Business Viability



Adequate on-farm storage provides critical flexibility in marketing agricultural produce. Commodity prices for cereals and oilseeds fluctuate throughout the year in response to domestic and global supply conditions. Without sufficient storage capacity, the applicant may be compelled to sell crops immediately at harvest, when prices are often at their lowest due to market saturation. By contrast, secure on-farm storage allows produce to be retained and sold when market conditions are more favourable. This flexibility supports the financial resilience and long-term viability of the farm business, enabling it to respond to market demand, fulfil contractual obligations and maintain cash flow stability.

Operational Efficiency

Harvest is a time-critical period during which large volumes of produce must be moved from the field to storage within narrow weather windows. The proposed building has been designed to accommodate modern agricultural machinery and transport vehicles, allowing efficient loading, unloading and internal movement. The open-span design will allow machinery to manoeuvre without obstruction and will enable trailers to tip safely under sufficient internal height. This reduces handling time, improves safety for farm workers and minimises the risk of crop loss during transfer operations. The building will also reduce the need for repeated transportation of produce to off-site facilities, thereby lowering operational costs and traffic movements associated with the farm business.

Requirement for Covered Machinery Storage

Modern agricultural machinery constitutes a substantial capital investment and is designed to operate reliably under demanding conditions. Exposure to weather when stored outdoors accelerates deterioration through corrosion, mechanical failure and degradation of components. Providing a purpose-built enclosed structure enables machinery to be protected from rain, frost, ultraviolet exposure and temperature fluctuation, maintaining readiness for use when suitable field conditions arise. The proposed building will support efficient land management by ensuring machinery is available and operational during critical seasonal windows.

Absence of Existing Suitable Buildings

There are currently no buildings on the holding. The land comprises open agricultural land with no existing infrastructure to support the operational needs of the enterprise. As a result, there is no capacity to store crops, machinery or inputs on site. The proposed building therefore represents the establishment of essential baseline infrastructure required to enable the effective and independent management of the holding. It is proportionate to the scale of the enterprise and operationally necessary as the primary agricultural structure on an otherwise unimproved holding.

CONCLUSION

The proposed erection of a general-purpose agricultural storage building at Land South of Wellsborough Road, Sibson, Nuneaton has been assessed against the criteria of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal satisfies all of the limitations and conditions set out in Class A.1(a) through A.1(l), as demonstrated by the detailed condition analysis in this statement.

The proposal is for a building of modest scale — 975 square metres — on a holding of 116.6 acres, well within the cumulative thresholds applicable to general-purpose agricultural buildings. The building does not accommodate livestock and accordingly the more restrictive 1,000 square metre and 400-metre residential proximity conditions do not apply.



The siting, design and external appearance of the proposed building are appropriate to the agricultural character of the holding and the wider rural landscape. The building is functionally necessary to support the arable enterprise and represents the establishment of essential baseline infrastructure on land which is currently without any buildings or services.

The development is clearly designed for agricultural purposes, is directly related to the management of crops and machinery on the holding, and accords with the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is respectfully sought.

Melanie Bingham-Wallis

Rural Planning Director

For and on behalf of Foxes Rural Limited

Date: 20.03.2026