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John Green and Son

Organic Farmers

Fenn Lane, Fenny Drayton

26/117

Tuesday, October 20, 2026

STATEMENT

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SUPPORTING STATEMENT

Three Mobile Organic Poultry Buildings and Associated Access Track

Land at Fenn Lanes, Fenny Drayton

Applicant: John Green and Son

1. Introduction

This statement accompanies an application for a determination as to whether prior approval is required under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The proposal comprises three mobile poultry buildings and an associated gravel access track, serving a new organic egg production enterprise within the applicant's existing agricultural business. This statement should be read alongside the submitted site and location plan, drawing 26/117/01, and the supplier's building drawings.

2. Agricultural Purpose and Operation

John Green and Son operates an established organic farming business. The landholding at Fenn Lane extends to approximately 40 acres, equivalent to 16.19 hectares.

The proposed buildings would provide purpose-designed accommodation for a new organic laying-hen enterprise forming part of the existing farming operation. Each building would accommodate approximately 1,000 hens under Organic Stocking Regulations, giving a total capacity of 3,000 birds.

The hens would have access to the surrounding outdoor land during the day. Feed and associated supplies would be stored within the buildings. Manure would be managed internally beneath the raised floors and periodically cleared and transferred to the main farm.

The buildings would be mobile and would be repositioned periodically within the application site as part of the management of the enterprise. The submitted site plan indicates their initial positions and intended direction of movement.

The proposal is intended to provide the housing and supporting access reasonably necessary for this agricultural enterprise.

3. Building Design and Materials

Each building would measure approximately 46.01m long by 8.98m wide, providing a nominal footprint of 413.17m² per building and a combined building footprint of 1,239.51m².

The buildings would have shallow pitched roofs, steel external wall cladding and double-skin profiled steel roof sheeting. Both the walls and roofs would be finished in Juniper Green. Their simple agricultural form, low profile and muted finish would help integrate them into the surrounding rural landscape.

The site lies within 3km of the perimeter of Stoke Golding airfield. The buildings have therefore been specially designed with a maximum overall installed height of 3m, including their supporting skids. No part of the installed buildings would exceed this height.

4. Siting, Access and External Works

The submitted site plan shows three buildings arranged with 15m separation between them, together with their intended direction of movement. Surrounding woodland provides a degree of visual screening.

A new gravel access track would connect the buildings to the existing access arrangements to the south, via the existing gateway. The new track would occupy 245m².

The combined nominal footprint of the three buildings and the new gravel access track would therefore be 1,484.51m². Any additional hardstanding would be limited to the areas required around the building access steps and paths.

The site plan identifies the application boundary, initial building positions, movement directions and proposed access arrangements.

5. Relevant Planning Considerations

The applicant confirms that the proposed buildings would be located outside 400m of the curtilage of any protected building, as defined by Part 6 of the GPDO, and that the development would meet the required separation from the metalled part of any trunk or classified road.

The applicant also confirms that no development under Class Q or Class S has been undertaken on the agricultural unit and that no other buildings or works have been provided within 90m of the proposed sheds during the preceding two years.

The proposed accommodation would be used for agricultural purposes in connection with the applicant's farming business. The reduced building height responds specifically to the proximity of Stoke Golding airfield, while the green finish and low profile would limit the buildings' visual prominence.

6. Conclusion

The proposal would establish an organic egg production enterprise within an existing agricultural business through the provision of three purpose-designed mobile poultry buildings and an associated gravel access track.

The local planning authority is requested to determine whether prior approval is required for the siting, design and external appearance of the buildings and the siting and means of construction of the proposed access track.

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