Agricultural Unit and Class Q Evidence Pack

Evidence statement for proposed Class Q prior approval

Proposed conversion of an existing agricultural building to one dwelling

Shaw House Farm Barns
Orton Lane, Orton-on-the-Hill
Atherstone CV9 3NW

Prepared for	Jack Hemmings and Laura Brown
Date	October 2026

Executive Summary

This Agricultural Unit and Class Q Evidence Pack has been prepared in support of a new Class Q prior approval application at Shaw House Farm Barns, following the refusal of application 26/00410/P3CQ. It provides comprehensive evidence of the agricultural history, ownership and established agricultural unit status of the application building, specifically addressing its position on 24 July 2023.

The central issue is whether the application building formed part of an established agricultural unit on the relevant Class Q date of 24 July 2023, and whether there is any positive evidence that it had been put to a material non-agricultural use. This pack is therefore structured around the timeline, the ownership position, the continued agricultural holding context and the absence of any separate non-agricultural planning use.

The evidence demonstrates a long agricultural association with Shaw House Farm. Historic aerial and Street View evidence records active agricultural use, including cattle grazing, livestock accommodation, hay and fodder storage, feeding equipment, ring feeders and agricultural yard activity. The clearest visible evidence of livestock and fodder-related agricultural activity runs through to 2016.

In 2017, the land and buildings were transferred from The Crown Estate Commissioners to Stonydelph Limited as part of a wider Shaw House Farm landholding. Stonydelph Limited is an active company with a Companies House SIC classification of 01500 - mixed farming. The wider Stonydelph landholding is actively farmed and managed as part of that agricultural business. This supports the conclusion that the application building remained within a wider agricultural ownership and holding context, rather than becoming a separate non-agricultural planning unit.

This is supported by the statutory declaration of Mr John William Sketchley, Director of Stonydelph Limited, dated 7 October 2026. The declaration confirms that the land containing the application barn has remained part of Shaw House Farm since its acquisition in 2017. It expressly confirms that, as at 24 July 2023, the parcel containing the barn was occupied and managed as part of an agricultural unit for the purposes of agriculture, together with other land and buildings within the wider holding, and that the barn itself formed part of that established agricultural unit. The declaration further confirms that the land has not been used for non-agricultural purposes and that the barn has not been severed from the wider agricultural holding.

Later imagery shows reduced visible activity and increasing vegetation, but it does not show that the agricultural planning use of the building or its relationship with the wider agricultural unit had ceased. It also does not show any separate residential, commercial, industrial, livery, recreational equestrian or other material non-agricultural use. The applicant’s position is therefore that the application building formed part of the wider Shaw House Farm agricultural unit on 24 July 2023.

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1. Purpose and Legislative Test

The purpose of this pack is to present the agricultural unit evidence relevant to the proposed Class Q prior approval route at Shaw House Farm Barns, Orton Lane, Orton On The Hill.

The relevant date for the current Class Q agricultural unit assessment is 24 July 2023. The evidence in this pack is directed to the relationship between the application building, the wider Shaw House Farm landholding and the agricultural unit at that date.

The pack addresses the factual evidence required to demonstrate that the application building formed part of an established agricultural unit on 24 July 2023. It also records the absence of any positive evidence that the building has been put to a material non-agricultural use. The evidence presented within this report is submitted alongside the Planning Statement, architectural drawings and structural evidence, which together address the remaining requirements of Class Q.

2. Ownership and Active Agricultural Holding Context

The ownership history is central to the agricultural unit case. The application building was not an isolated redundant structure. It formed part of a wider Shaw House Farm landholding and remained within that wider ownership and holding context at the relevant date.

The Land Registry evidence identifies the wider Shaw House Farm holding and associated land and buildings. Title number LT495985 records Stonydelph Limited as the registered proprietor of land at Shaw House Farm, following its acquisition from The Crown Estate Commissioners on 9 October 2017. The separate title number LT467294 relates to land and buildings adjoining Shaw House Farm and provides further context regarding the wider farmstead. The statutory declaration of Mr John William Sketchley, dated 7 October 2026, confirms that the land identified on the attached plan (JWS2), including the parcel containing the application barn, forms part of Shaw House Farm and has remained part of that holding since the 2017 acquisition. The title documents and accompanying plans are included within this evidence pack to demonstrate the wider agricultural ownership and holding context.

Companies House material identifies Stonydelph Limited as an active company incorporated in 1983, with SIC code 01500 - mixed farming. A SIC code is not proof of planning use for a particular building in isolation. However, when read alongside the Land Registry evidence, Crown Estate transfer, agricultural imagery and the active farming of the wider Stonydelph landholding, it supports the factual narrative that the application building remained part of a wider agricultural landholding.

The statutory declaration of Mr John William Sketchley confirms that the land containing the application barn has remained part of Shaw House Farm following Stonydelph Limited's acquisition in 2017. It expressly confirms that, on 24 July 2023, the parcel containing the barn was occupied and managed as part of an agricultural unit for the purposes of agriculture, and that the barn itself formed part of that established agricultural unit.

The applicant holds an option over the land. That option does not of itself sever the title, create a separate planning unit or alter the planning use. Unless and until any future disposition occurs, the application building remains within the wider ownership and holding context described above.

Ownership and company evidence

Figure 1: LT467294 title register extract - land and buildings adjoining Shaw House Farm.

GOV.UK

Search for land and property information

Title register for:

land and buildings adjoining Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone (Freehold)

Title number: LT467294

Accessed on 25 February 2025 at 16:22:05

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

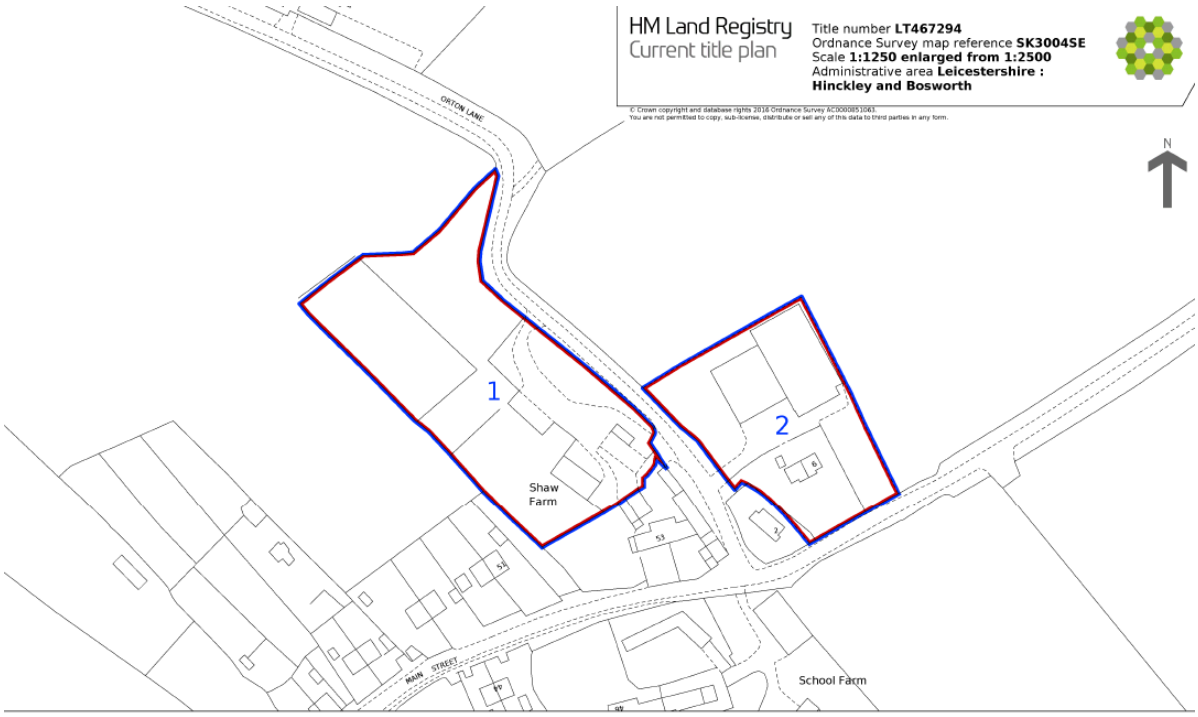
Title number	LT467294
Registered owners	THE KING'S MOST EXCELLENT MAJESTY IN RIGHT OF HIS CROWN 1 St. James's Market, London SW1Y 4AH
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2015-02-13	LEICESTERSHIRE : HINCKLEY AND BOSWORTH

Figure 2: LT467294 title plan showing land and buildings adjoining Shaw House Farm.



This is a copy of the title plan on 25 FEB 2025 at 16:22:04. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.

Figure 3: LT495985 register extract identifying Stonydelph Limited and the Shaw House Farm landholding.

Title Number : LT495985

This title is dealt with by HM Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 DEC 2021 at 12:02:54 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LT495985
Address of Property	: Land at Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone
Price Stated	: £2,303,000 plus £380,600 VAT
Registered Owner(s)	: STONYDELPH LIMITED (Co. Regn. No. 01701881) of The Old Council Chambers, Halford Street, Tamworth B79 7RB.
Lender(s)	: The Crown Estate Commissioners

1 of 3

Figure 4: LT495985 register extract identifying Stonydelph Limited and the Shaw House Farm landholding.

Official copy of register of title

Title number LT495985 Edition date 03.11.2017

- This official copy shows the entries in the register of title on 1 March 2018 at 10:11:27.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 1 March 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (13.02.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone.

NOTE: The mines and minerals below a depth of 2.0 metres from the ground surface level are excluded from the registration.

2 (23.05.2017) The land tinted pink on the title plan has the benefit of any legal easements reserved by a Transfer of other land adjoining the northern boundary of the land in this title dated 31 March 2017 made between (1) The Crown Estate Commissioners on behalf of Her Majesty The Queen and (2) Walter John Parkes but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under LT491295.

3 (03.11.2017) There are excluded from this registration the mines and minerals excepted by the Transfer dated 9 October 2017 referred to in the Charges Register.

4 (03.11.2017) The land has the benefit of any legal easements granted by the Transfer dated 9 October 2017 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

5 (03.11.2017) The Transfer dated 9 October 2017 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

Figure 5: LT495985 proprietorship register identifying Stonydelph Limited.

Title number LT495985

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (03.11.2017) PROPRIETOR: STONYDELPH LIMITED (Co. Regn. No. 01701881) of The Old Council Chambers, Halford Street, Tamworth B79 7RB.

2 (03.11.2017) The price stated to have been paid on 9 October 2017 was £2,303,000 plus £380,600 VAT.

3 (03.11.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by The Crown Estate Commissioners of 1 St. James's Market, London SW1Y 4AH or their conveyancer that the provisions of clause 12.5(a)(iii) of the Transfer dated 9 October 2017 referred to in the Charges Register have been complied with.

4 (03.11.2017) RESTRICTION: No disposition of the part of the registered estate shown tinted blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by The Crown Estate Commissioners of 1 St. James's Market, London SW1Y 4AH or their conveyancer that the provisions of clauses 2, 4 and 5 of a Development Clawback Deed dated 9 October 2017 made between (1) The Crown Estate Commissioners and (2) Stonydelph Limited have been complied with or that they do not apply to the disposition.

C: Charges register

This register contains any charges and other matters that affect the land.

1 (13.02.2015) The parts of the land affected thereby are subject to the rights excepted and reserved by a Conveyance of the land in this title and other land dated 15 June 1932 made between (1) John Eyre, William Gosselin Trower and Arthur Trowbridge Keeling (Vendors) (2) The Commissioner Of Crown Lands and (3) The King's Most Excellent Majesty.

NOTE:-Copy filed under LT466553.

2 (13.02.2015) The parts of the land tinted pink on the title plan affected thereby are subject to the rights granted by a Deed of Grant dated 9 March 1972 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) John Percy Cope and Gladys Louisa Baxter.

NOTE:-Copy filed under LT467282.

3 (03.11.2017) A Transfer of the land in this title dated 9 October 2017 made between (1) The Crown Estate Commissioners on behalf of Her Majesty The Queen and (2) Stonydelph Limited contains restrictive covenants.

NOTE: Copy filed.

4 (03.11.2017) REGISTERED CHARGE dated 9 October 2017 affecting the land tinted blue on the title plan.

Figure 6: LandApp ownership extract showing the extent of LT495985 / Stonydelph Limited ownership.

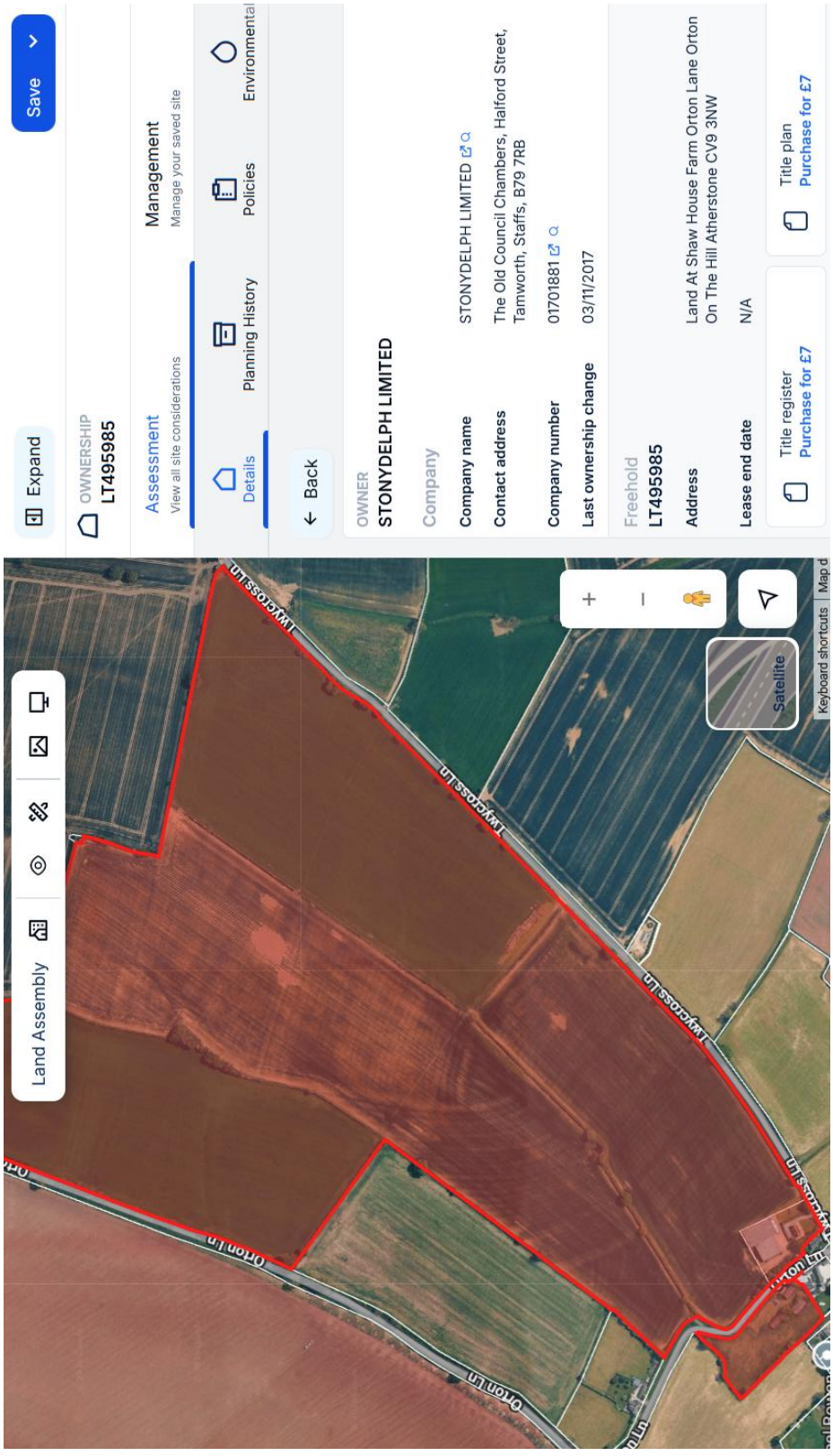
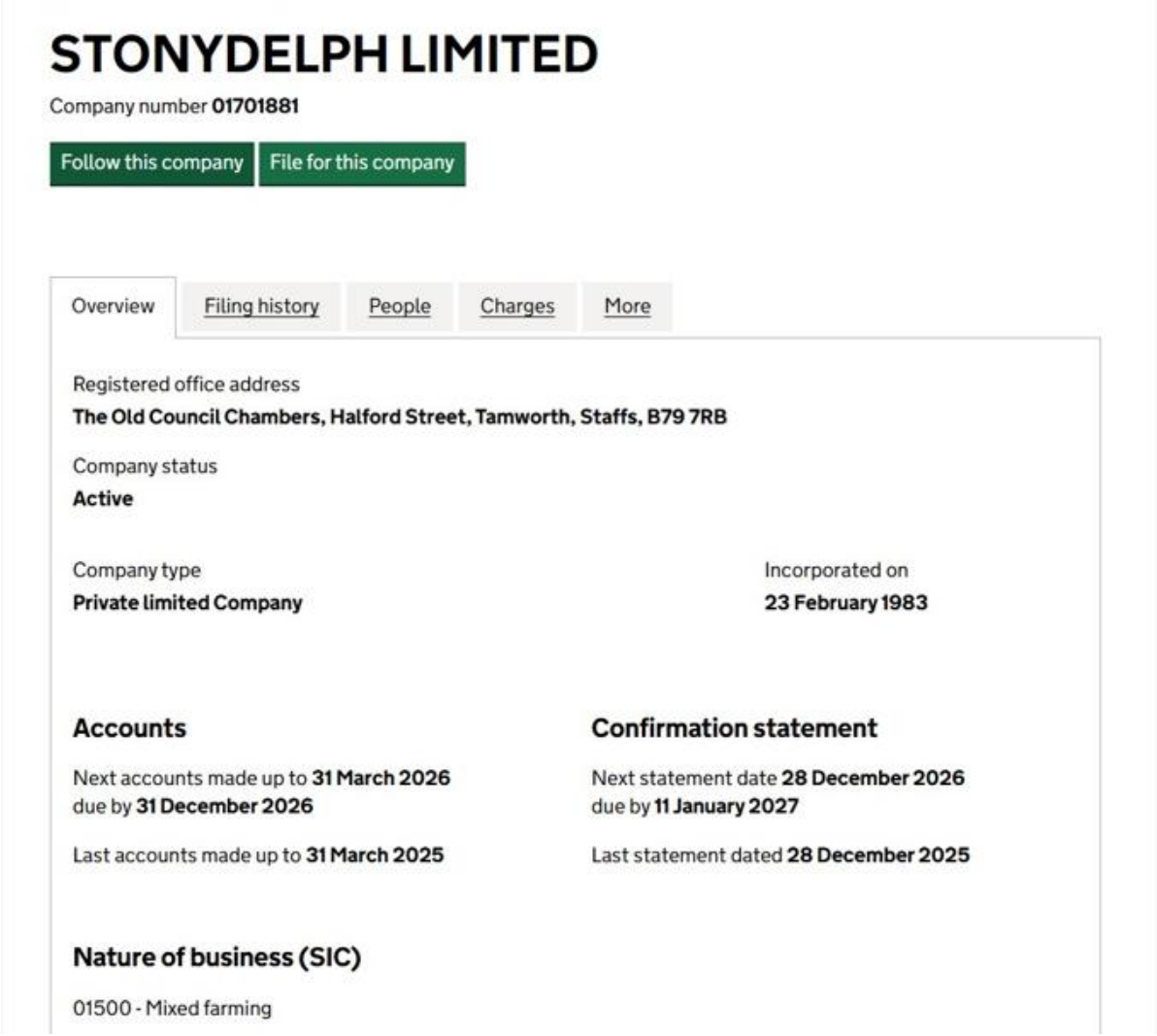


Figure 6a: Companies House extract identifying Stonydelph Limited as an active company with SIC code 01500 - mixed farming.



STONYDELPH LIMITED

Company number **01701881**

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Registered office address
The Old Council Chambers, Halford Street, Tamworth, Staffs, B79 7RB

Company status
Active

Company type
Private limited Company

Incorporated on
23 February 1983

Accounts

Next accounts made up to **31 March 2026**
due by **31 December 2026**

Last accounts made up to **31 March 2025**

Confirmation statement

Next statement date **28 December 2026**
due by **11 January 2027**

Last statement dated **28 December 2025**

Nature of business (SIC)

01500 - Mixed farming

3. Key Agricultural Timeline

The timeline is the main evidential framework. It shows long-standing active agricultural use, the 2017 transfer into an active mixed farming ownership context, and later reduced visible activity.

The applicant's case is not that livestock is visible on the exact relevant date. The case is that the application building remained part of the wider Shaw House Farm agricultural unit on 24 July 2023, within the Stonydelph Limited ownership and wider actively farmed agricultural holding, and that there is no positive evidence that the building was severed from that unit or put to any material non-agricultural use.

Date / source	Observed evidence	Planning significance
2006 - Google Earth	Cattle visible within the surrounding fields.	Strong evidence of active livestock farming and agricultural use of the wider site.
2009 - Google Street View	Cattle/feeding arrangements visible within the agricultural building group.	Supports agricultural use of buildings and land for livestock, fodder and feeding purposes.
2010 - Google Earth / Street View	Hay/fodder, cattle and agricultural feeding activity visible.	Strong evidence of active agricultural operations and the involvement of the building group in the working farm.
2011 - Google Earth	Hay/fodder stored alongside buildings and livestock feeding equipment visible.	Continued agricultural use of the land and buildings.
2015 - Google Earth	Ring feeders, hay/fodder and livestock feeding/grazing evidence visible.	Continued active farming use approaching the 2017 transfer.
2016 - Google Earth	Hay/fodder storage, ring feeders and cattle activity remain visible.	Last clear photographic evidence of livestock/fodder activity before the 2017 transfer.
2017 - Crown Estate transfer	Shaw House Farm land/buildings transferred to Stonydelph Limited.	Supports continuity within an agricultural landholding owned by an active mixed farming business.
2018 onwards	Imagery shows reduced visible activity and increasing vegetation/overgrowth.	Reduced visible activity/disuse is not, of itself, a material change of use.
2023 - Google Earth and Street View	The application building remains within the wider Shaw House Farm agricultural setting. The imagery does not identify a separate non-agricultural use.	Provides visual evidence of the site around 24 July 2023, alongside the statutory declaration confirming that the land and barn formed part of the established agricultural unit on that date
2020-2025	Later imagery continues to show the building within the wider Shaw House Farm rural/agricultural setting, following the 2017 transfer to Stonydelph Limited. No separate commercial, residential or livery-style yard arrangement is apparent from the imagery.	Supports the applicant's position that the building remained physically and functionally related to the wider agricultural holding around the relevant 24 July 2023 date, particularly when read alongside the ownership evidence and Mr John William Sketchley's statutory declaration.

4. Site and Building Context

The application site is referred to in the title evidence as land and buildings adjoining Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone. The site is also referred to within the evidence as Shaw Farm or Shaw House Farm. These references relate to the same wider farmstead context.

The application building is an agricultural building within a wider group of agricultural buildings historically associated with Shaw House Farm. The previous application documents record approximate dimensions of 18.6 metres by 7.6 metres, giving an existing footprint/floorspace of approximately 141.36 square metres. The building sits among other agricultural buildings and adjoining agricultural land within the wider Shaw House Farm setting.

Agricultural imagery and chronology evidence

Figure 7: Agricultural chronology evidence.



Figure 8: 2006 - Google Earth imagery showing cattle grazing within the agricultural holding.

2006 – Google Earth

Historic aerial imagery shows approximately **12 cattle grazing within the surrounding fields**, confirming active livestock farming.

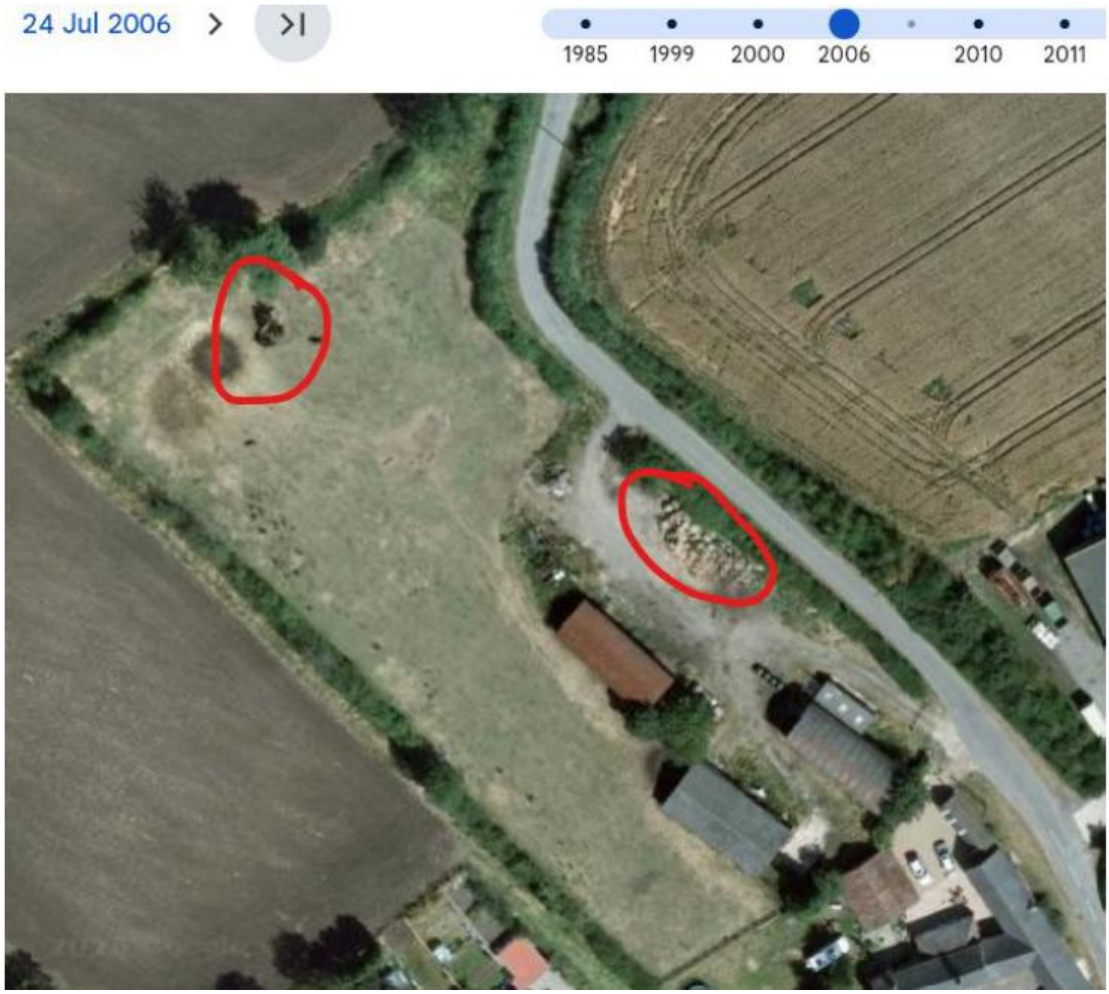

Figure 9: 2006 - Google Earth imagery showing cattle within the surrounding fields.

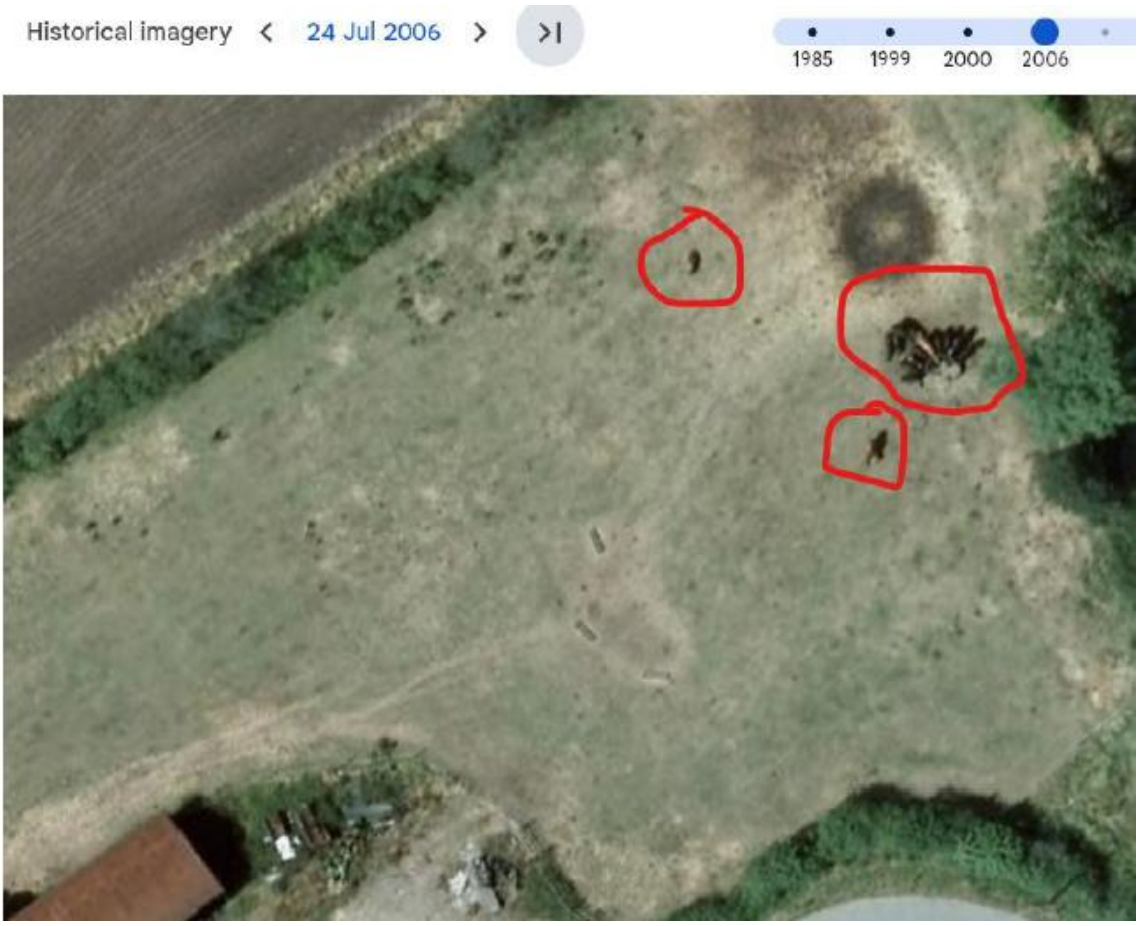

Figure 10: May 2009 - Google Street View showing the agricultural building group and adjoining grazing land.



Figure 11: 2009 - Street View showing the agricultural building group and field boundaries.

2009 – Google Street View

Street View imagery shows **cattle housed within the agricultural buildings**, demonstrating that the barns were being used for livestock accommodation.

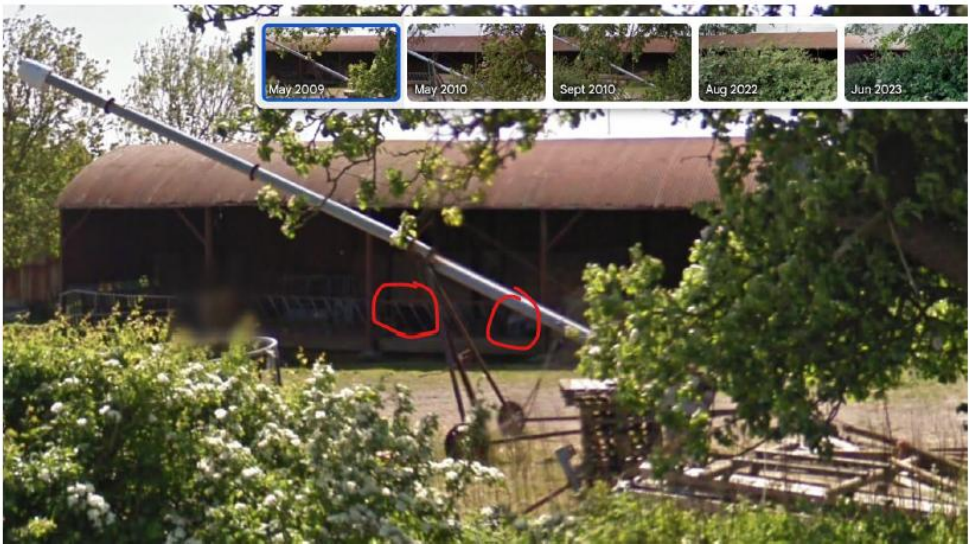

Figure 12: 2010 - Google Earth imagery showing the wider agricultural building group and adjoining land.



Figure 13: 2010 - Historic imagery showing agricultural activity, livestock accommodation and feeding arrangements.

2010 – Google Earth & Google Street View

Historic aerial imagery shows:

- Large quantities of hay stored outside the agricultural buildings.
- The farmyard actively being used for feeding livestock.

Street View imagery shows:

- The agricultural barn in active use for feeding cattle.
- Cattle housed within the barns.
- The building proposed for Class Q conversion forming part of the working agricultural unit.



Figure 14: 2010 - Street View evidence of the agricultural building being used for feeding cattle.



Figure 15: 31 December 2010 - Google Earth imagery showing the agricultural buildings, adjoining land and fodder storage.



Figure 16: 28 September 2011 - Google Earth imagery showing hay/fodder storage and agricultural activity.

2011 – Google Earth

Historic imagery shows:

- Large quantities of hay stored alongside the buildings.
- Livestock feeding equipment positioned throughout the fields.
- Continued use of the land for cattle grazing and feeding.

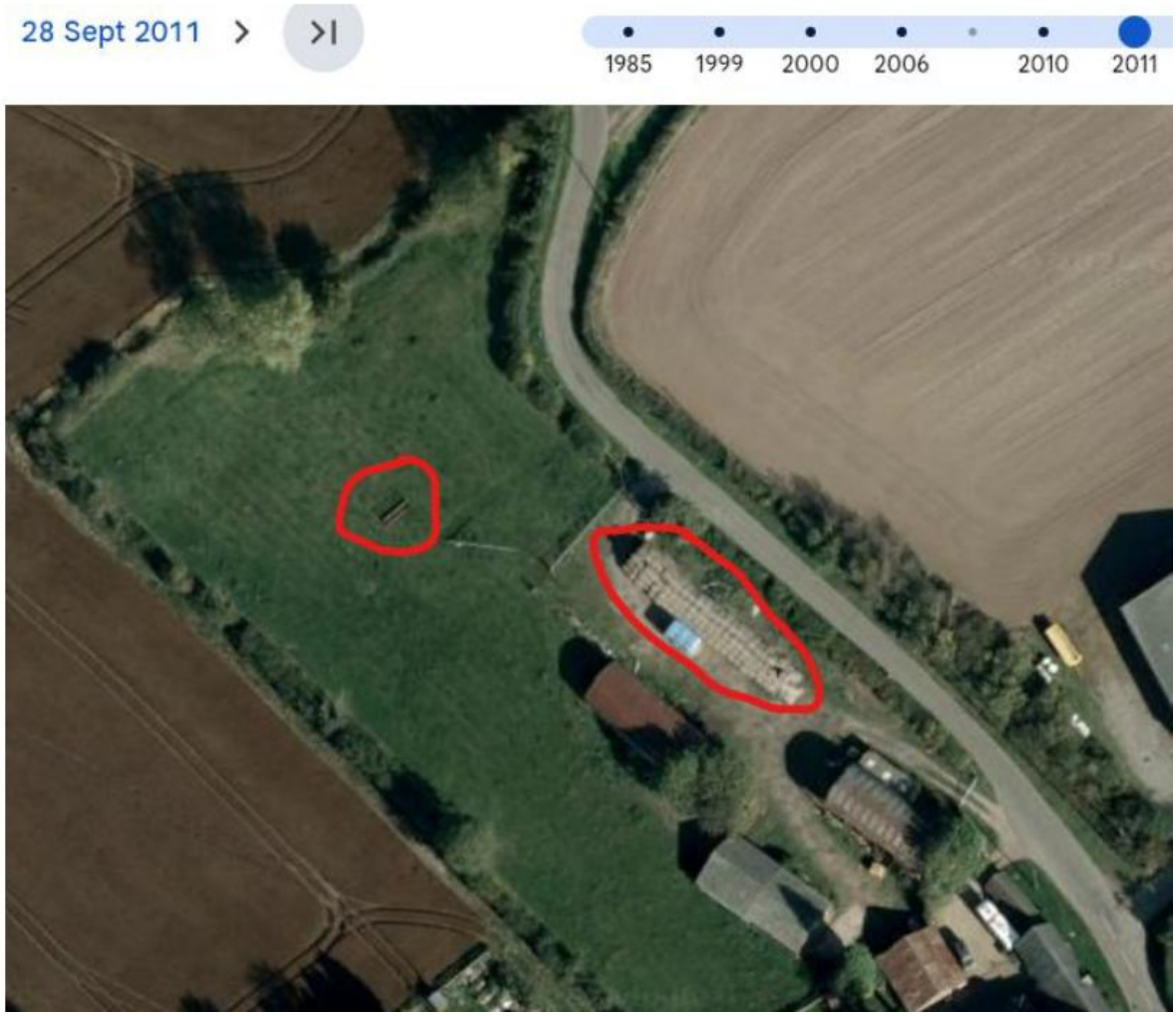

Figure 17: 21 April 2015 - Google Earth imagery showing hay/fodder storage, feeding equipment and livestock activity.

2015 – Google Earth

Historic aerial imagery shows:

- Hay stored outside.
- Ring feeders located within the fields.
- Cattle actively feeding from the ring feeder.

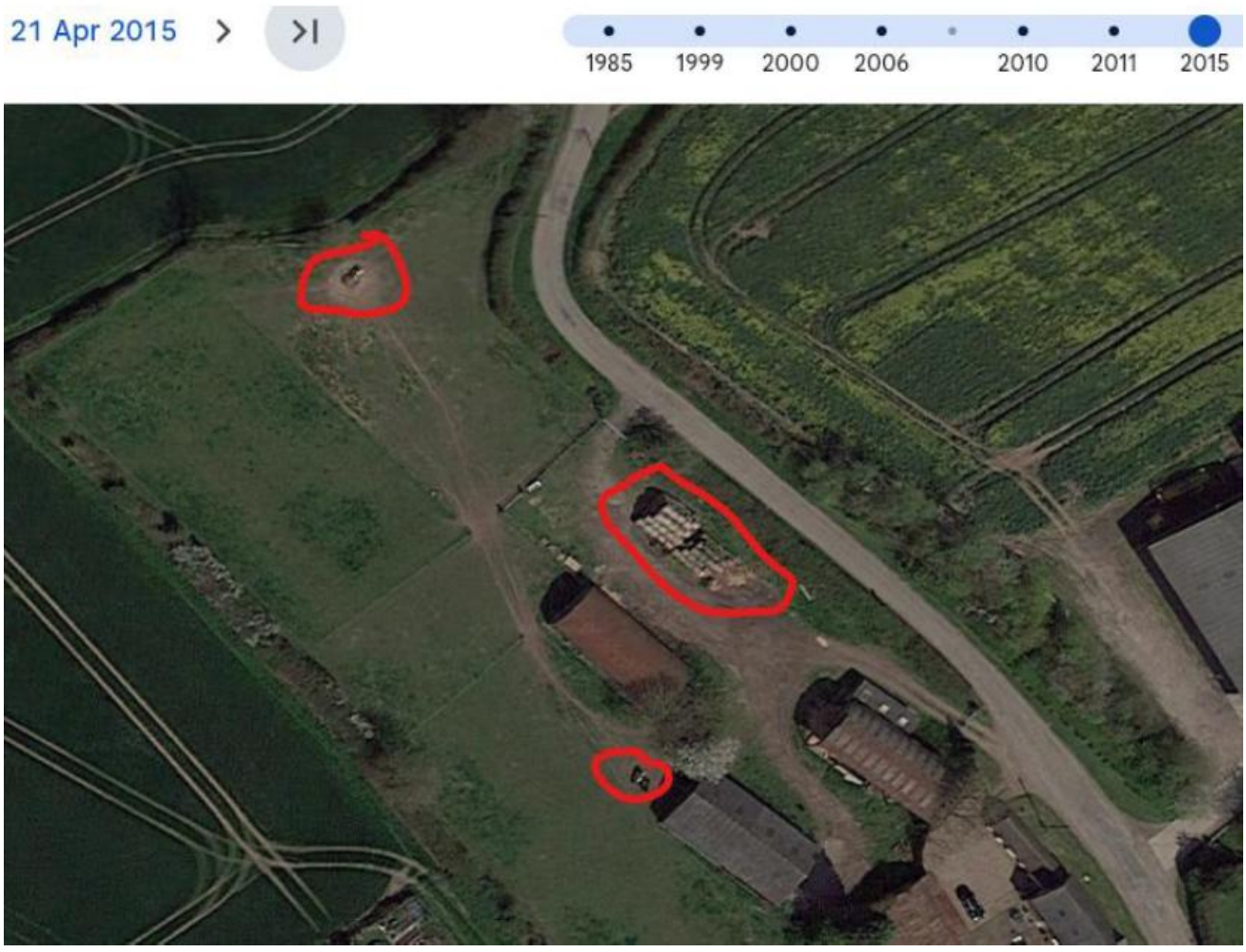

Figure 18: 20 April 2016 - Google Earth imagery showing hay/fodder storage, ring feeders and livestock activity.

2016 – Google Earth

Historic imagery continues to show:

- Hay stored externally.
- Ring feeders in use.
- Multiple cattle feeding within the fields.

This is the last clear evidence of active agricultural operations on the site.

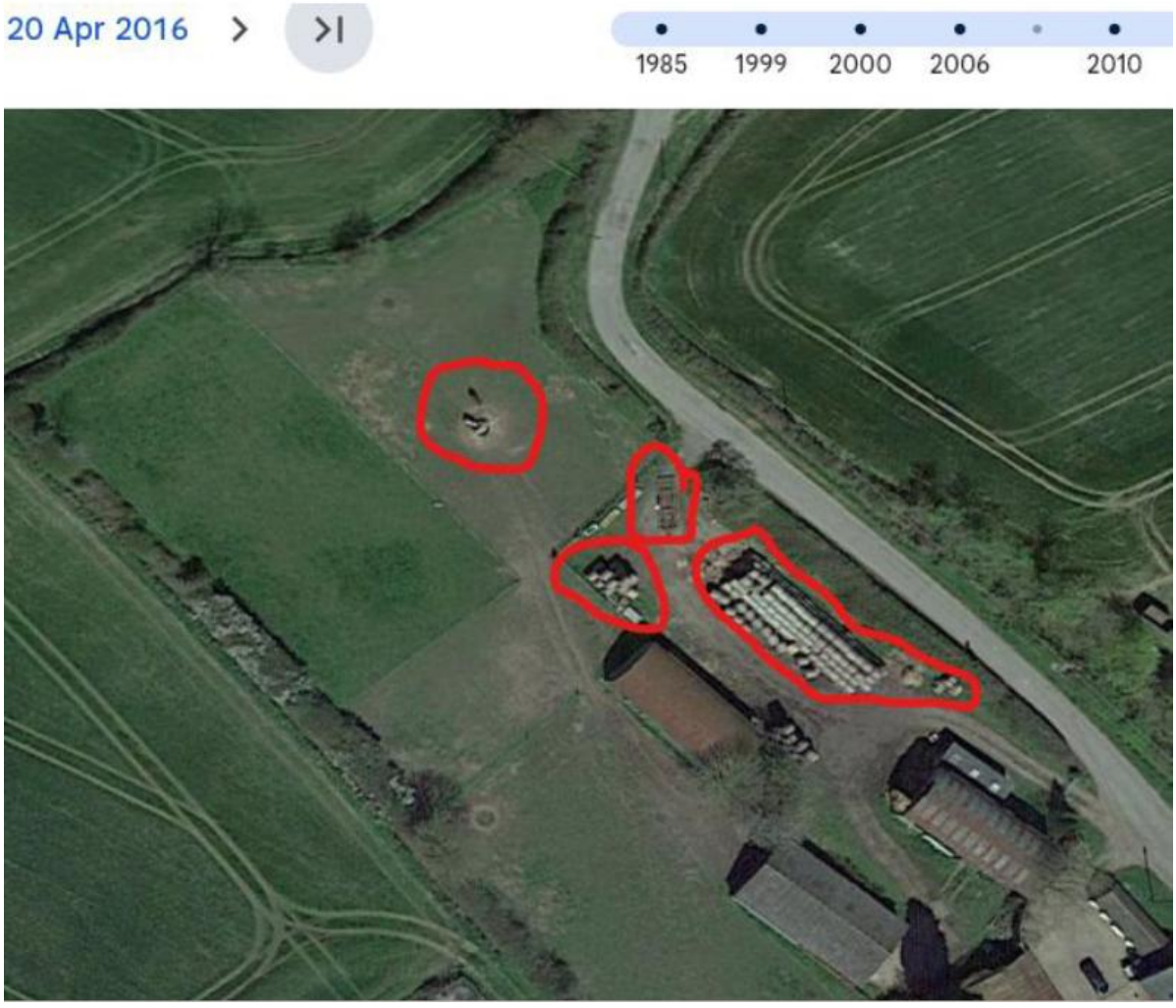

Figure 19: 2016 - Google Earth extract showing hay/fodder storage, ring feeders and cattle activity.



Figure 20: 2018 - Google Earth imagery showing the agricultural buildings and surrounding land following the 2017 transfer.

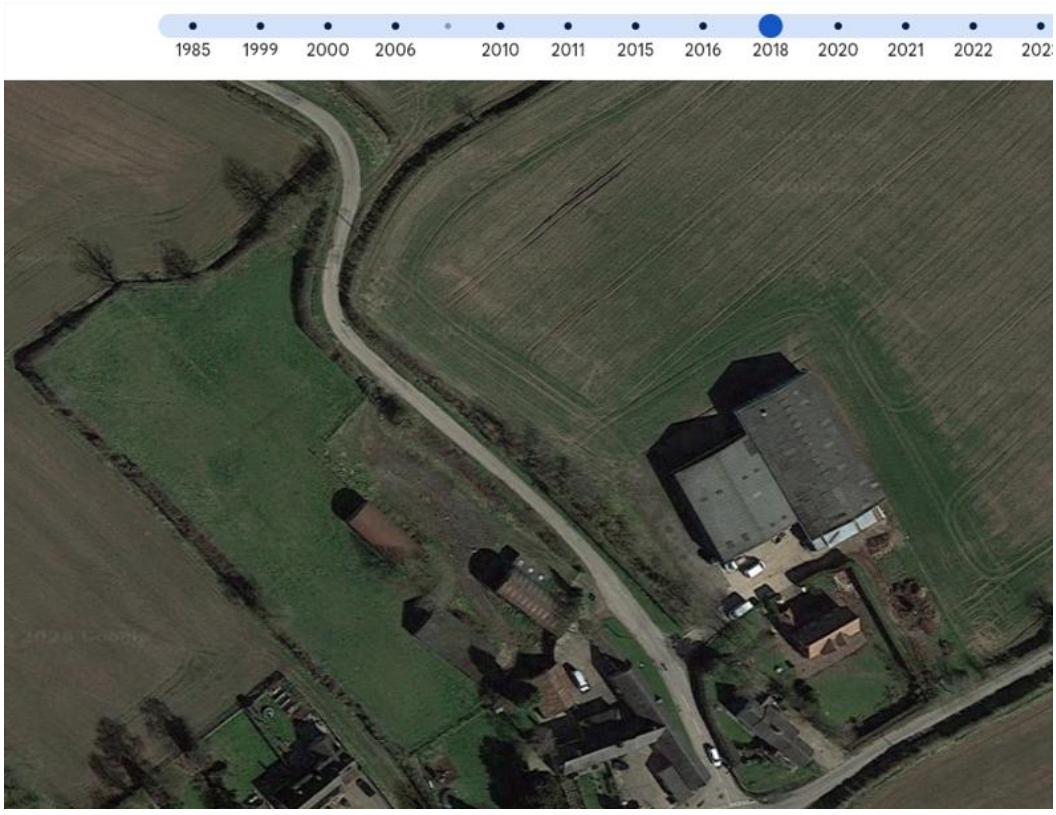

Figure 21: 2020 - Google Earth imagery showing the site retained within the wider agricultural/rural context following the 2017 transfer.



Figure 22: 2021 - Google Earth imagery showing the site retained within the wider agricultural/rural context.

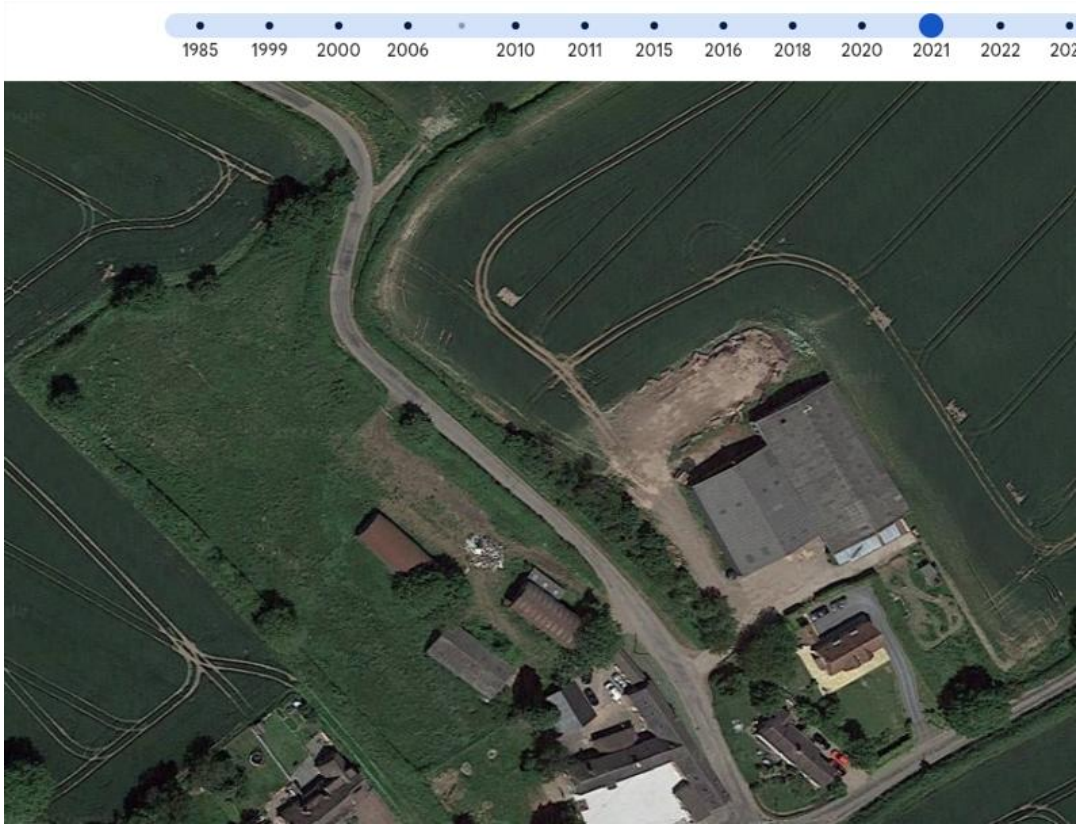

Figure 23: 2022 - Google Earth imagery showing the site within the wider Shaw House Farm agricultural setting.



Figure 24: August 2022 - Google Street View showing the agricultural buildings and adjoining land.



Figure 25: 2023 - Google Earth imagery showing the agricultural building within the wider Shaw House Farm setting.



Figure 26: June 2023 - Google Street View showing the application building and adjoining land.



Figure 27: September 2023 - Google Street View showing the application building and field access.



Figure 28: 2025 - Google Earth imagery showing the application building and surrounding agricultural land.



5. Position on 24 July 2023

The relevant Class Q date is 24 July 2023. The applicant's position is that the application building formed part of the wider Shaw House Farm agricultural unit on that date.

That position is supported by the cumulative evidence. The building has a longstanding agricultural history, with active livestock and fodder-related use clearly evidenced through to 2016. The wider Shaw House Farm holding was acquired by Stonydelph Limited in 2017, an established mixed farming company. The statutory declaration of Mr John William Sketchley confirms that the parcel containing the barn remained part of Shaw House Farm following that acquisition, and that, as at 24 July 2023, the parcel was occupied and managed as part of an agricultural unit for the purposes of agriculture. The declaration also confirms that the barn itself formed part of that established agricultural unit on 24 July 2023 and had not been severed from the wider holding or made available for any separate non-agricultural use.

While visible agricultural activity appears to have reduced after 2016, the available evidence does not demonstrate that the agricultural planning use of the building, or its relationship with the wider agricultural unit, had ceased by 24 July 2023. Nor is there any positive evidence that the building was used for any separate residential, commercial, industrial, livery, recreational equestrian or other material non-agricultural purpose.

The evidence does not depend on cattle being visible on 24 July 2023 itself. The relevant planning point is whether the building remained within the established agricultural unit and whether there is any positive evidence of a material non-agricultural use. On the available evidence, the application building remained within the wider agricultural unit and no separate non-agricultural planning use is demonstrated.

6. Absence of Material Non-agricultural Use

The previous officer report placed weight on apparent disuse and overgrowth. Those matters need to be considered against the full ownership and agricultural timeline.

Reduced visible activity, overgrowth or disuse does not, of itself, amount to a material change of use. A building can remain agricultural, or remain part of a wider agricultural unit, even where the intensity or visibility of day-to-day farming activity has reduced.

The available evidence does not demonstrate that the application building was severed from the wider Shaw House Farm agricultural unit. It also does not demonstrate a separate residential, commercial, industrial, livery, recreational equestrian or other material non-agricultural use. The applicant's option over the land does not alter that position.

7. Equestrian Inference

The previous officer report referred to post-and-rail fencing, stable-type structures and a feed bucket as possible indicators of equestrian use. Those features should be considered in context.

Post-and-rail fencing and stable-type structures are not, in themselves, conclusive evidence of a material change to a separate equestrian planning use. They can be present on agricultural holdings, particularly where land has historically been used for livestock, grazing, fodder storage or mixed farming purposes.

The fencing visible on site dates from periods when cattle grazing and livestock activity were present. The available imagery does not identify a separate livery, horse therapy, riding, training or commercial/recreational equestrian use. It therefore does not provide positive evidence of a material change away from agriculture, nor does it demonstrate that the application building ceased to form part of the wider Shaw House Farm agricultural unit.

Further evidence has been obtained in relation to the small brick building which the Council described as a stable block. The applicants have measured the three internal compartments, each of which measures approximately 3.36m by 2.75m, giving an internal area of approximately 9.24sqm.

These restricted dimensions are not consistent with purpose-designed horse stabling and are more consistent with small livestock accommodation, such as calf pens or young cattle housing. No obvious equestrian fittings are apparent, such as mangers, water provision, kickboards, tie rings, suitable drainage or purpose-designed stable ventilation.

This evidence materially weakens the Council's description of the structure as a stable block. The dimensions, uniform compartment layout and absence of obvious equestrian fittings support the applicants' position that the building is more consistent with small livestock accommodation than purpose-designed equestrian stabling. There is also no identified planning permission, lawful development certificate or other documentary evidence establishing a material equestrian use of the site. Nothing in this evidence demonstrates that the main application barn ceased to form part of the agricultural unit.

8. Previous Class Q Planning History

A previous Class Q prior approval application was submitted in 2019 under reference 19/00202/CQGDO in respect of a different agricultural building within the wider Shaw House Farm site. The Council's current delegated report for application 26/00410/P3CQ records that the 2019 application related to a different building, not the building now proposed for conversion. The 2019 decision provides relevant background and agricultural context.

The 2019 refusal was not based on a finding that the wider Shaw House Farm site was not agricultural, nor on any finding that the land or buildings failed to form part of an established agricultural unit. The refusal reason was concerned with that separate building's capability for conversion and the extent of operational development required. The previous decision therefore supports the historic agricultural context of the wider site, while the current pack provides the specific evidence relied upon for the 24 July 2023 position.

9. Conclusion

This evidence pack is focused on the agricultural unit issue raised in refusal reason 2. It demonstrates a long-standing agricultural association between the application building, the wider Shaw House Farm landholding and the surrounding agricultural land.

The evidence provides repeated confirmation of active agricultural use, including livestock, fodder storage, feeding equipment, ring feeders and agricultural yard activity through to 2016. The 2017 acquisition by Stonydelph Limited demonstrates the continued agricultural ownership and holding context. The statutory declaration of Mr John William Sketchley confirms that the application land remained part of Shaw House Farm following that acquisition and that, as at 24 July 2023, the parcel containing the barn was occupied and managed as part of an agricultural unit for the purposes of agriculture. The declaration further confirms that the barn itself formed part of that established agricultural unit on 24 July 2023 and had not been severed from the wider holding or put to any separate non-agricultural use.

The later imagery shows reduced visible activity and overgrowth, but does not demonstrate that the building was severed from the wider agricultural unit, nor that it was used for any separate residential, commercial, industrial, livery, recreational equestrian or other non-agricultural purpose.

On the basis of the evidence set out in this pack, including the statutory declaration, the applicant's position is that the application building formed part of the wider Shaw House Farm agricultural unit on 24 July 2023 and that the agricultural unit requirement under Class Q can be satisfied.

10. Appendix and Source Schedule

This evidence pack is informed by the following evidence, which is either included within the pack or submitted separately as supporting material.

- Land Registry/title evidence for LT467294 and LT495985.
- Crown Estate transfer evidence relating to the 2017 transfer to Stonydelph Limited.
- Companies House evidence identifying Stonydelph Limited as an active company with SIC 01500 - mixed farming.
- Historic aerial imagery and Google Street View images showing agricultural use and later reduced visible activity.
- Image-based chronology showing active agricultural use through to 2016.
- Relevant background from the 2019 Class Q planning history.
- Statutory Declaration of Mr John William Sketchley, Director of Stonydelph Limited, dated 7 October 2026, including exhibits JWS1 and JWS2.