PLANNING STATEMENT

FOR THE

EXTENSION TO AGRICULTURAL BUILDING
FOR LIVESTOCK HOUSING

AT

New Oak Farm
West End
Barton in the Beans
Nuneaton
Leicestershire
CV13 0DG

ON BEHALF OF

Mr and Mrs C Shouls

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1.0 INTRODUCTION

This Statement has been prepared to accompany a full planning application for an extension to the existing agricultural building at New Oak Farm, West End, Barton in the Beans, CV13 0DG, to provide housing for livestock. The building being extended was approved under prior approval reference 25/01018/AGDO and is nearing completion.

New Oak Farm extends to approximately 30 acres (12.1 ha) and is farmed by Mr and Mrs Shouls, home of Barton Belties. The business breeds pedigree Belted Galloway cattle under the Barton prefix and produces native breed beef for the local market.

The business started four years ago with four heifers and the herd now numbers 21 head, including seven cows and a bull. The cattle are currently winter housed in a building measuring 12 m by 12 m which is too small for the expanding herd, has a low roof height and is difficult to access with machinery. The applicants intend to increase the herd to 30 head, and this application provides the additional cattle housing which that herd requires.

Prior notification for a livestock building at New Oak Farm was submitted in 2025 under reference 25/01019/AGDO. On 29th October 2025 the case officer confirmed that the building met the criteria of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and that there was an agricultural need for the proposal.

In previous correspondence, the case officer advised that there is a need for an additional livestock building at the farm and that a full planning application would be required and the Council would likely support this proposal. This application follows that advice, with the livestock housing provided as an extension to the existing building.

This Statement should be read in conjunction with the following plans and documents:

- Location Plan, reference 869ekj2uq-001, at 1:2500
- Existing Block Plan, reference 869ekj2uq-002, at 1:500
- Proposed Block Plan, reference 869ekj2uq-003, at 1:500
- Existing Elevations, reference 869ekj2uq-004, at 1:100
- Proposed Elevations, reference 869ekj2uq-005, at 1:100
- Roof Plans, reference 869ekj2uq-006, at 1:100
- Floor Plans, reference 869ekj2uq-007, at 1:100

2.0 AGRICULTURAL JUSTIFICATION

The holding

The holding extends to approximately 30 acres (12.1 ha) of grassland at New Oak Farm. The land is entered into Sustainable Farming Incentive and Countryside Stewardship agreements and is managed with herbal leys with low input grassland, grazed by the native breed cattle.

The herd and the business

The herd comprises 21 pedigree Belted Galloway cattle, including seven cows and a bull, with the youngstock and finishing cattle bred on the farm. The cattle are finished on the holding's grassland and approximately six animals a year are sold as naturally produced native breed beef. All of the beef is sold within a three to four mile radius of the farm and is delivered direct to customers.

With strong local demand for the beef, the applicants intend to increase the herd to 30 head, which will increase the number of finished cattle available to local customers.

The existing buildings

The building approved under reference 25/01018/AGDO measures 30.48 m by 12.19 m and provides storage for hay, straw and machinery. The existing cattle housing, shown on the Block Plans, measures 12 m by 12 m and will be retained for handling and isolation facilities and to house the bull. On its own it cannot accommodate the herd of 30 head proposed, and its low roof height prevents a tractor and loader from entering to feed and to clean out.

Building space requirement

The Council has already accepted the agricultural need for livestock housing at New Oak Farm in its assessment of application 25/01019/AGDO.

At 30 head the herd will comprise 10 cows, the bull and 19 youngstock up to 24 months of age. The housing space required for that herd, based on the floor space allowances in The Agricultural Budgeting & Costing Book (Agro Business Consultants, 86th edition, May 2018), which include a proportion of feeding passages, is set out below.

Stock	Number	Floor space (sq m per head)	Area required (sq m)
Suckler cows, bedded with calf creeps	10	7.50	75.0
Bull (individual pen)	1	20.00	20.0
Youngstock up to 12 months	10	3.00	30.0
Youngstock 12 to 24 months, bedded	9	4.00	36.0
Total	**30**		**161.0**

The extension provides approximately 149 sq m of straw bedded cattle housing within the frame, sized to house the herd of 30 head over the winter months and when the land is too wet to graze. The existing cattle housing will also be used to house the bull. Housing the cattle off the land at these times protects the herbal leys and the soil structure on which the management of the holding under Countryside Stewardship and the Sustainable Farming Incentive depends.

Siting the housing alongside the hay and straw stored in the existing building allows the cattle to be fed from the yard along the feed barrier and bedded from the same yard, with access for a tractor and loader when cleaning out.

3.0 PRINCIPLE OF DEVELOPMENT

The application site lies within Hinckley and Bosworth Borough Council. The development plan comprises the Core Strategy (adopted December 2009) and the Site Allocations and Development Management Policies Development Plan Document (SADMP, adopted July 2016).

The site lies outside any settlement boundary and is within the countryside for the purposes of SADMP Policy DM4 (Safeguarding the Countryside and Settlement Separation). Policy DM4 seeks to protect

the intrinsic value, beauty, open character and landscape character of the countryside, and supports development there which contributes to economic growth, job creation and the diversification of rural businesses.

Policy DM10 (Development and Design) requires development not to have a significant adverse effect on the privacy and amenity of nearby residents and occupiers, and to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design and materials. Policy DM17 (Highways and Transportation) requires development not to have a significant adverse impact on highway safety.

At national level, Policy E4(1)(d) of the National Planning Policy Framework (August 2026) supports development which maintains and enhances the viability and sustainability of farm businesses and supports domestic food production, including improved accommodation for livestock. Policy S5(1)(a) supports development outside settlements which is required by a rural business.

The proposal is an extension to an existing agricultural building within the farmstead, required by an established livestock business to house its native breed cattle. It is the form of development which Policy DM4 and Policies E4(1)(d) and S5(1)(a) of the Framework support, and its design and amenity impacts are addressed below against Policies DM10 and DM17.

4.0 SITING & DESIGN

The extension adjoins the north western gable of the existing building, as shown on the Proposed Block Plan, and is accessed directly off the existing yard. A 6 m wide hardstanding is proposed along the south west elevation and around the north west gable of the extension, continuing the existing 6 m hardstanding along the south west side of the existing building.

The extension measures 12.19 m long by 12.19 m wide, giving a floor area of approximately 149 sq m excluding the canopy, and continues the span of the existing building to give an overall length of 42.67 m. The eaves height is 4.27 m and the ridge height is 6.13 m, matching the existing building, as shown on the Proposed Elevations.

The extension is of steel portal frame construction to match the existing. The north west gable and north east elevation are 2.0 m high concrete panels with timber Yorkshire boarding above. The south west elevation is open, with a 1.37 m cantilevered canopy continuing that of the existing building and a feed barrier to the extension bays. The roof is factory coated natural grey fibre cement sheeting with GRP rooflights, to match the existing building.

These are standard agricultural materials and forms of construction, appropriate to the function of the building and matching the building it extends.

5.0 ACCESS TO THE FARMSTEAD AND BUILDING

The extension will be served by the existing farm access from West End and the existing track and yard at New Oak Farm, as shown on the Location Plan. No new access is proposed.

The cattle are already kept at New Oak Farm and the beef is delivered locally in small quantities, so the proposal will not materially change vehicle movements to and from the farm.

6.0 VISUAL IMPACT

The site lies within Landscape Character Area J, Barton Village Farmlands, of the Council's Landscape Character Assessment (2017), a regular pattern of mixed arable and pasture farmland around small linear villages.

The extension continues an existing agricultural building within the farmstead and will be read as part of that building and the group of buildings at New Oak Farm, rather than as new development in open countryside. At 6.13 m to the ridge it matches the existing building in height and materials and is a modest addition to it.

7.0 LANDSCAPING

The extension adjoins an existing building within the farmstead and no additional landscaping is proposed. The existing hedgerows and trees around the farmstead are retained.

8.0 OTHER PLANNING CONSIDERATIONS

Heritage and archaeology

The extension adjoins a modern agricultural building within the farmstead and does not affect any designated heritage asset or its setting.

Amenity

Cattle are already kept and housed at New Oak Farm, in the existing cattle housing shown on the Proposed Block Plan. The existing cattle housing is much closer to residential properties than the proposed extension, which is sited against the existing building within the farmstead. Once the extension is in use the existing cattle housing will be used for handling, isolation and housing the bull, so the main housing of the herd moves further from those properties. The use proposed is the housing of a small herd of native breed cattle, which is an established part of the agricultural activity on the holding.

All of the cattle are bedded on straw and no slurry is produced. Farmyard manure will be removed from the building when cleaning out and spread on the holding's grassland at appropriate times of year. Surface water from the roof of the extension will be disposed of to the same arrangement as the existing building.

Flood risk

The site lies outside the Environment Agency's Flood Zones 2 and 3.

9.0 BIODIVERSITY NET GAIN (BNG)

Under the Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026, which came into force on 6th August 2026, development is exempt from the biodiversity gain condition where the application site is 0.2 ha or less and no onsite priority habitat

is negatively affected. The application site shown on the Location Plan extends to 0.15 ha (1,452 sq m) and the extension is sited on the existing yard, so the exemption applies.

10.0 CONCLUSION

This application seeks planning permission for an extension to the existing agricultural building at New Oak Farm, Barton in the Beans, to house a herd of pedigree Belted Galloway cattle.

The agricultural justification is strong, and the Council has already accepted that there is a need for livestock housing on the holding. The existing cattle housing, which will be retained for handling and isolation facilities and to house the bull, is too small for the herd of 30 head, has a low roof height and cannot be accessed with machinery, and the herd is to grow to 30 head. The extension provides cattle housing alongside the feed and bedding stored in the existing building, which is essential to the efficient management of the herd.

The extension continues an existing building within the farmstead, matching it in height and materials, and it is served by the existing access. It accords with Policies DM4, DM10 and DM17 of the Site Allocations and Development Management Policies DPD and with Policies E4(1)(d) and S5(1)(a) of the National Planning Policy Framework.

Considering the economic pressures the agricultural sector faces from disease, economic instability and climate, it is essential that this growing family farming business can improve its productivity and profitability.

Barton Belties produces native breed, naturally produced beef sold within a few miles of the farm, managing its land for biodiversity under Countryside Stewardship and the Sustainable Farming Incentive, and making a positive contribution to local and national food production.