

A Pickup and Son

Design and Access Statement Incorporating Assessment of Planning Policy

Erection of a covered Manure Store at Linton Farm, Merrylees Road, Thornton,
Leicestershire LE67 1AN

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Contents

1.0	Introduction	2
2.0	Background	2
3.0	Site Appraisal	2
3.1	Physical and Environmental Context	2
3.2	Social Context.....	3
3.3	Economic Context	3
4.0	Design Component.....	3
4.1	Use	3
4.2	Layout.....	3
4.3	Amount & Scale.....	3
4.4	Appearance	3
4.5	Drainage	3
4.6	Landscaping and Biodiversity.....	3
5.0	Access Component.....	3
6.0	Planning Policy, Guidance and Legislation	3
6.1	National Planning Policy Framework	3
6.2	Hinckley and Bosworth Borough Council – Site Allocations and Development Management Policies DPD	4
6.3	Hinckley and Bosworth Draft Local Plan 2020 - 20239	8
7.0	The Farming Business – Agricultural Justification.....	9
7.1	Land Schedule.....	9
7.2	Cropping & Stocking	9
7.3	Agricultural Buildings	9
8.0	Conclusion.....	10

Planning Statement

Including Design and Access Statement, and Agricultural Justification.

1.0 Introduction

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant A pick Up and son for the erection of one a steel portal framed manure store at Linton Farm, Merrylees Road, Thornton, Leicestershire LE67 1AN

2.0 Background

A Pickup and Son comprises a beef rearing unit comprising, per annum 80 bought in 2-5mth old stores taken to 18mth-24th short stores which are sold to finishing units.

3.0 Site Appraisal

3.1 Physical and Environmental Context



Figure one existing manure store

The proposed manure store is essentially a cover to an existing concrete panelled, walled manure store located to the side of an existing agricultural building used for storage of straw.

3.2 Social Context

The farming business provides employment for two members of staff being Andrew Pick Up and his son together with occasional casual labour.

3.3 Economic Context

The proposed development will have short term economic effects through the provision of work for those in the design and construction industries locally through the construction of the development. The long terms effects will be in the future financial viability of the farm, through the investment in infrastructure allowing for the farm to be increasingly self-sufficient and reduce reliance on bought in artificial fertiliser.

4.0 Design Component

4.1 Use

Manure Store – Agricultural Use

4.2 Layout

Please see the plans which have been submitted as well as this report.

4.3 Amount & Scale

Steel Portal Frame Manure Store:

- Gross External Area: 209.03m²
- Eaves Height: 6.71m
- Ridge Height: 7.15m

4.4 Appearance

Steel portal framed agricultural building

- Walls: Concrete prefabricated panels as existing
- Roof: Goose Grey fibre cement corrugated sheeting

4.5 Drainage

The covered manure store would connect to the existing surface water drainage system to a soakaway.

4.6 Landscaping and Biodiversity

Biodiversity net gain is not applicable as there would be no increase in development area as the existing manure store is already in situ.

5.0 Access Component

As existing.

6.0 Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework

Supporting a prosperous rural economy 84. Planning policies and decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The proposed application is for development associated with an agricultural business providing a covered structure to the existing manure store.

- **Nutrient Retention:** Covering manure storage is a highly effective strategy for nutrient retention, primarily by preventing nitrogen (N) loss via ammonia volatilization and protecting against nutrient leaching from rain. Covered systems, particularly those with impermeable covers, can reduce nitrogen losses by up to 80%, keeping more fertilizer value within the manure.
- **Odor Control:** By creating a barrier, covers significantly reduce nuisance odors, improving relationships with surrounding communities and reducing emissions.
- **Reduced Storage Volume (Rain Protection):** Preventing rainwater and snowmelt from entering the storage increases capacity and reduces the total volume that needs to be pumped and hauled, saving time and money on transportation.
- **Environmental Protection:** Co Covered manure storage acts as a critical barrier that prevents the release of nutrients, greenhouse gases (GHGs), and odors into the environment. By sealing in emissions and keeping rain out, these systems reduce the overall ecological footprint of livestock farming.

6.2 Hinckley and Bosworth Borough Council – Site Allocations and Development Management Policies DPD

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) *It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
- b) *The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or*
- c) *It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
- d) *It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or*

- e) *It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.*

and:

- i. *It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii. *It does not undermine the physical and perceived separation and open character between settlements; and*
- iii. *It does not create or exacerbate ribbon development;*
- iv. *If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and*
- v. *If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21*

The proposed development is an agricultural development, with the proposed development located within the existing farmstead and would read as a continuation of existing built form.

DM6 - Enhancement of Biodiversity and Geological Interest

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the plan.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

In addition to the above, where specific identified sites are to be affected the following will be taken into account:

Internationally and Nationally Designated Sites

International and Nationally Designated Sites will be safeguarded.

Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted.

In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

- a) *A suitable alternative site with a lesser impact than that proposed is not available; and*
- b) *The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall SSSI or habitat network; and*
- c) *All appropriate mitigation measures have been addressed through the development management process; and*
- d) *Development likely to result in a significant effect on internationally designated sites will be subject to assessment under the Habitats Regulations and will not be permitted unless adverse effects can be fully avoided, mitigated and/or compensated.*

Irreplaceable Habitats

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly outweigh the loss; and,*
- f) It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and*
- g) Appropriate compensation measures are provided on site wherever possible and off site where this is not feasible.*

Locally Important Sites

Development proposals affecting locally important sites should always seek to contribute to their favourable management in the long term.

Where a proposal is likely to result in harm to locally important sites (including habitats or species of principal importance for biodiversity), developers will be required to accord with the following sequential approach:

- h) Firstly, seek an alternative site with a lesser impact than that proposed;*
- i) Secondly, and if the first is not possible, demonstrate mitigation measures can be taken on site;*
- j) Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible.*

Not applicable – the manure store is already in situ this development proposal is merely for a cover.

DM7 - Preventing Pollution and Flooding

Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that:

- a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough;*
- b) Appropriate containment solutions for oils, fuels and chemicals are provided;*
- c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;*
- d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;*
- e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;*
- f) It will not contribute to poor air quality;*
- g) It will not result in land instability or further intensify existing unstable land; and*
- h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.*

A cover acts as a preventative control measure: it keeps clean water out of the store and reduces the chance of dirty water escaping into the environment—both of which are key factors in preventing pollution and mitigating flood-related risks.

A cover prevents direct rainfall from entering the store. This is important because:

- It stops the volume of slurry from increasing unnecessarily.
- It reduces the risk of overflow during heavy rain.
- It helps maintain a more consistent storage capacity.

Open manure stores can overflow or spill, allowing nutrient-rich liquid to escape into surrounding land or watercourses. A cover helps:

- Minimise overflow events.
- Reduce the likelihood of slurry entering drains, ditches, or rivers.
- Protect local water quality from nitrates, phosphates, and pathogens.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The proposed cover to an existing manure store will reduce odour levels that could otherwise affect neighbouring properties.

DM17 Highways and Transportation

Development proposals will be supported where they:

- Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;*
- Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;*
- Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;*

- d) *That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;*
- e) *Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.*

Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness).

All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority.

Not applicable, the manure store is as existing

6.3 Hinckley and Bosworth Draft Local Plan 2020 - 20239

NAT09 Development in the Countryside and Settlement Separation

Development in the countryside will be considered sustainable where:

- a) *It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
 - b) *The proposal involves the change of use, re-use or extension of existing buildings (including house extensions) which lead to the enhancement of the immediate setting; or*
 - c) *It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
 - d) *It relates to the provision of stand-alone renewable energy developments in line with CC04; or*
 - e) *It is for agricultural or forestry purposes; or*
 - f) *The proposal is within the National Forest and relates to tourism, leisure or the woodland economy*
 - g) *It relates to the provision of residential development in accordance with policy HO08*
- and:*
- I. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside in line with NAT10; and*
 - II. It does not undermine the physical and perceived separation and open character between settlements; and*
 - III. It does not create or exacerbate ribbon development;*
 - IV. If within a Green Wedge, it protects its role and function in line with NAT02; and*
 - V. If within the National Forest, it contributes to the delivery of NAT04, the National Forest Strategy and the National Forest 25 Year Vision*

Policy NAT09 is an amendment of policy DM4 of the existing Site Allocations and Development Management Policies DPD, now specifically including agricultural development as allowed within the countryside, bringing the policy into line with the National Planning Policy Framework. As such the proposed development is assessed positively against this policy.

7.0 The Farming Business – Agricultural Justification

7.1 Land Schedule

The applicants total holding comprises 120 acres of owned land at Merrylees with a further 77 acres farmed under 5 year farm business tenancies comprising two blocks of land at Stanton – 22 acres, Stoke Golding – 48 acres and Botcheston – 7 acres.

7.2 Cropping & Stocking

The farming business comprises a beef rearing unit comprising, per annum 80 bought in 2-5mth old stores taken to 18mth-24th short stores which are sold to finishing units

All land is down to grass including a mixture of temporary and permanent grass.

Straw is purchased both in the swathe and as bales.

7.3 Agricultural Buildings

The farming business comprises a range of modern agricultural buildings which were observed all being used for storage and or the housing of livestock as capacity. The proposed development to the existing manure store is an effective use of a modern structure to bring it in line with modern environmentally farming practices.

8.0 Conclusion

The proposed development seeks to provide a cover to an existing manure store within an established agricultural holding at Linton Farm. The proposal represents a modest and appropriate enhancement to existing infrastructure, making effective use of an established structure without increasing the developed footprint of the site.

The development will support the continued operation and long-term viability of the farming business, whilst aligning the holding with modern environmental farming practices. In particular, the proposal will assist in preventing pollution and managing surface water by reducing rainwater ingress, minimising the risk of overflow, and improving overall storage efficiency.

In design terms, the structure is functional and typical of agricultural development, and will sit comfortably within the existing farmstead, without resulting in harm to the character or appearance of the wider countryside. There are no significant impacts identified in relation to residential amenity, highways, or biodiversity.

The proposal is considered to accord with relevant national and local planning policies, including those supporting rural enterprise, sustainable agricultural development, and environmental protection.

Accordingly, it is respectfully concluded that planning permission should be granted.

Signed



Andrew J Large MRICS FAAV

Dated: 23rd March 2026