

Planning Application Statement, to support - PP-14202730

Applicant Name: John Spencer.

Location of Proposed Development: Land adjacent to 12 Newquay Close Hinckley Leicestershire LE10 1XN.

Proposal: Erection of a small agricultural storage shed for tractors and agricultural equipment.

1. Description of Development (Storage Shed)

The proposed development is for the erection of a small agricultural storage shed on land adjacent to the applicant's residence. The shed will be used to store tractors, a mini digger, grass mower/collector, and other equipment required for maintaining the land/field.

2. Purpose and Justification

- There are many reasons why we live in Newquay Close: Quiet Cul de sac, great neighbours/friends, another reason why we live in this part of Newquay Close is that it's not overlooked and has a lovely view of the surrounding fields behind it.
The field was unfortunately sold in a closed bid auction to a group of four travellers who wanted to turn the field into a traveller site with static caravans, day rooms etc. The planning permission they applied for was turned down for numerous reasons, as was the appeal. There followed a phase of protest fires burning in the field. (waste plastic products from their companies) and the dumping of building materials and an old caravan being put on the field. I was to my knowledge the only resident that was still talking to them. In these conversations I mentioned that if they wanted to try and recoup some of their money from the field, we would potentially be interested in buying it. Fast forward to April 2025 and that became a reality. We love the field and don't want to change very much as we love looking out over the natural grass land, though we do need somewhere to store the equipment.
- The shed is essential for the protection of our agricultural machinery from theft but also shelters it from the elements that cause damage and premature failures.
- On-site storage reduces my carbon emissions and my traffic usage on the A47 perimeter road by greatly reducing the need to transport equipment to and from the field.
- The shed will also support rainwater harvesting for irrigation, aligning with eco-friendly practices.
- The land will be further enhanced by the addition of wild flower planting, a growing area and a small collection of fruit trees. This is all detailed within the completed Small site BNG form.

3. Design and Materials

- **Dimensions:** The size of the shed is predominantly dictated by the size of the tractors and machinery used on the field.
7m by 9m allows for the parking of the tractors, mini digger and equipment we use to maintain the field. (see Doc 04).
- **Structure:** Olive green plastic-coated steel cladding to blend in with the surrounding landscape.
- **Roof:** The roof is a low pitch profile with an apex of approximately 4m and only 3m at the eaves. This is considerably lower than traditional farming storage sheds. This low profile apex design will still accommodate our taller equipment centrally, with smaller machinery towards the eaves.
- **Access:** Single personal door & roller shutter door to allow entry of tractors with cabs, attachments or loader arms. (See utilisation diagram – Doc 05, for more details).
- **Water Collection:** filter & IBC containers at the rear for rainwater harvesting, all hidden by a cladded surround.

4. Site Location and Impact

- The shed will be located towards the top of the field, in a relatively sheltered area by some large trees. (Doc 03b).
- The location ensures minimal visual intrusion and the structure maintains a low height profile.
- The site lies within the Hinckley/Barwell Green Wedge, which supports agricultural use, biodiversity, and countryside connectivity.

5. Policy Compliance

- The proposal aligns with the **Green Wedge Review (2020)**, which supports agricultural use and environmental stewardship. Large sections of the field will remain as meadow grass to support this and the wildlife we share the field with - Muntjac deer, foxes, owls and numerous species of birds.
- The shed is reasonably sized and necessary for agriculture, meeting the criteria for permitted development under Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
- The development is not within 25m of a classified road and does not involve livestock housing, satisfying key siting restrictions.
- When the land was purchased, it came with a pre-existing overage agreement with the original owners the Heart of England Cooperative Society. This agreement is triggered if the land is developed. I have shared the details of this proposal with them and have a signed legal agreement (Doc 07) that states they are ok with this small sized agricultural building and that it will not trigger the development overage.

6. Supporting Documents

Doc 01 – Planning Application cover letter

Doc 02 – Planning Application Statement, to support - PP-14202730.

Doc 03 - Site plan showing shed location.

Doc 04 - Technical drawings of the shed (including elevation and roof profile).

Doc 05 – Utilisation diagram showing the layout of the storage shed including equipment.

Doc 06 – Register of Title – LT547194 and Title Plan.

Doc 07 - Deed of Clarification for overage and the addition of the storage shed.

Doc 08 – Completed Small Site Biodiversity Net Gain form – to support PP-14202730.

Doc 09 – Action Plan to accompany Biodiversity Net Gain Form.

7. Conclusion

This application seeks approval for a modest, functional agricultural shed that supports sustainable land management, reduces environmental impact, and aligns with local planning policies. The development will enhance the agricultural utility of the land while preserving the character of the Green Wedge.