

**AGRICULTURAL JUSTIFICATION STATEMENT IN CONNECTION WITH THE
PRIOR NOTIFICATION FOR THE ERECTION**

OF

AN AGRICULTURAL STORAGE BUILDING

ON LAND

AT

**BARONS PARK FARM
DESFORD ROAD
KIRBY MUXLOE
LEICESTERSHIRE
LE9 2BE**

Prepared by:

Phil Plant BSc (Hons) MRICS

Rural Planning Consultant
Mid West Planning Ltd
10 High Street
Madley
Telford
TF7 5AQ

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1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Mark Fletcher the applicant and partner in the business. This report has been prepared and submitted in support of the agricultural prior notification for the erection of an agricultural building submitted on behalf of Mr Mark Fletcher, who farms the application site in connection with the family-owned farming business Fletcher and Sons which has been operated for over seventy years
- 1.2 This report has been prepared having particular regard to the requirements of Class A, Part Six of the General Permitted Development Order (England) 2015 (as amended) for the erection of agricultural buildings on farms.
- 1.3 This report has been prepared by Philip Plant BSc (Hons) MRICS. Phil Plant holds a Bachelor of Science with Honors Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors. Mid West Planning specialises in all aspects of rural planning and deals with a wide range of rural projects including agricultural development, farm diversification, rural commercial development and rural residential development.

2.0 LOCATION, BACKGROUND AND DESCRIPTION OF THE SITE

- 2.1 The application site is situated on land to the south of Desford lane approximately 5 miles west of Leicestershire the site is the agricultural holding known as Barons Park Farm. The application site is owned by Fletcher and Sons which Mr Fletcher is a Partner of, at the application site the business owns approximately 114.61 hectares of farmland where Mr Fletcher resides to manage/farm the land.
- 2.2 Mr Fletcher farms the land on a commercial basis, growing combinable crops on a three-year rotation such as wheat, oilseed rape and barley for the purpose of selling the produce he also helps with the livestock management of the dairy cows/heifers and the beef cattle under the business.

Crop Type	
Winter Wheat	109 Ha (269.3 acres)
Winter Barley	32 Ha (79 acres)
Fodder Beet	4.8 Ha (55 acres)
Forage Maize	77 Ha (190.2 acres)
Hemp	10 Ha (2.47acres)
Winter Beans	16.2 Ha (49.5)
Total	232.8 Ha (575.26)

Table One: - Schedule of cropping regime of Fletcher and sons.

- 2.3 The application site is not situated within the green belt, please see the location plan "Location Plan" Ref 101942_FLETCHER_002_PL01_R0_LOCATION PLAN which shows the site location and surrounding area.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is the erection of an agricultural storage building for use as a secure, weatherproof agricultural machinery, equipment and general storage building at Barons Park Farm.
- 3.2 The dimensions of the proposed agricultural building are 42.706m long, 16.828m wide including the canopy overhang (15 meters without) with eaves height at 5.325m, and a pitched roof at 7.335m high to the ridge. The footprint of the proposed building is approximately 718.657m². Design shown below on Figures 2-4.
- 3.3 The proposed agricultural building is to be constructed from a steel portal frame, partially cladded PVC coated profile sheets coloured juniper green over 2.0 m high pre-cast concrete panels. The roof is to be constructed from a grey fibre cement roof.
- 3.4 The increase in rural crime, most notably the theft of farm machinery, equipment and tools means that these expensive items cannot be left out in the open. Additionally, modern agricultural equipment contains highly sensitive electronics that should not be left exposed to the weather.
- 3.5 The building would not be seen from a public road and has been positioned parallel to an existing farm track to ensure efficient non-invasive access to the building from the surrounding fields for easier use and storage of goods when farming the surrounding fields. The farm track seen in Figure 1 runs through the farmland and is strictly used privately by the farming unit and is not a classified public road.

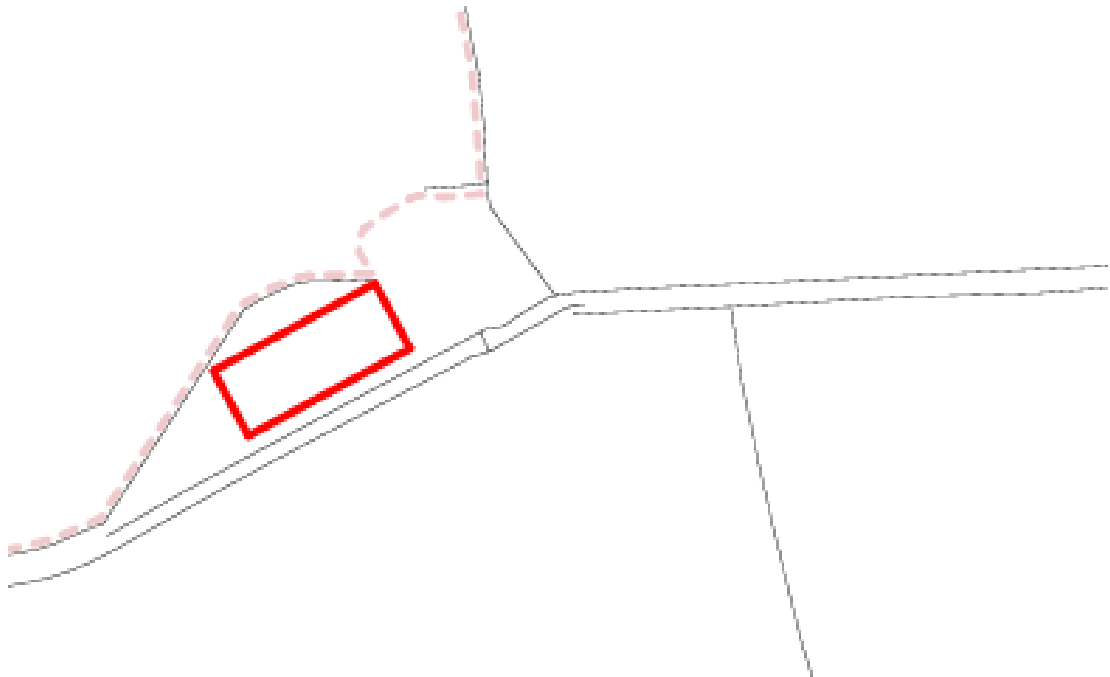


Figure one – Extract from location plan showing the siting of the proposed

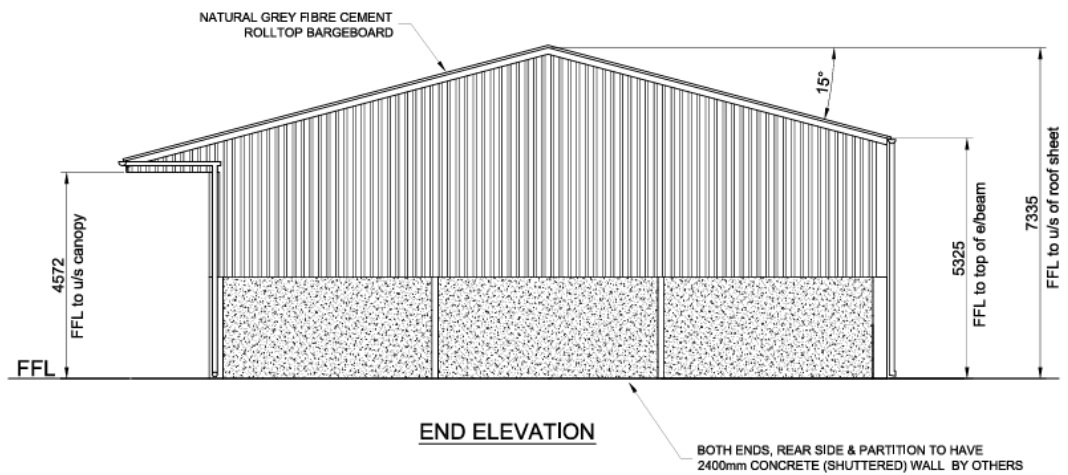


Figure Two – Side elevation of the proposed storage building

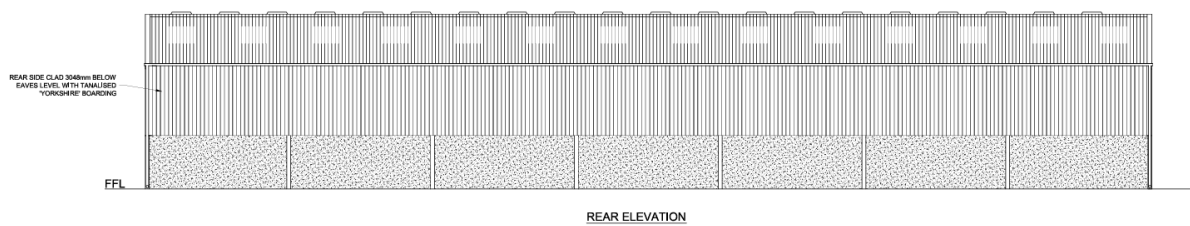


Figure Three – Rear elevation of the proposed storage building

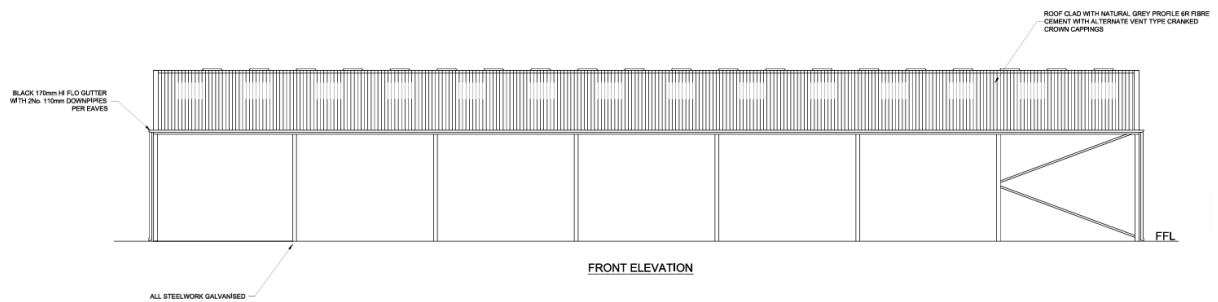


Figure Four – Front elevation of the proposed storage building

4.0 GENERAL PERMITTED DEVELOPMENT ORDER

- 4.1 Permitted development rights exist for the erection of agricultural buildings on holdings larger than 5 hectares, under Class A Part Six of the General Permitted Development Order (England) 2015. (as amended)

5.0 EVALUATION OF THE PROPOSAL IN THE LIGHT OF THE ORDER

- 5.1 Below is an assessment of the notification considering the requirements and conditions included in the Part Six criteria; -

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a)works for the erection, extension or alteration of a building; or	The farm extends to over 5 hectares of agricultural land. (114.6 hectares/ 175.71 acres)
(b)any excavation or engineering operations,	No separate excavation or engineering works required.
which are reasonably necessary for the purposes of agriculture within that unit.	The erection of the proposed agricultural building is required to allow Mr Fletcher to store valuable agricultural machinery, equipment and tools under cover in a secure environment.
A.1Development is not permitted by Class A if—(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;	The site exceeds 1 hectare.
(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	The site of the proposed agricultural building is on an established agricultural unit. Fletcher and Sons owns the farm land known as Barons Park Farm were the applicant lives and farm the land for the agricultural enterprise (Fletcher and Sons).
(c)it would consist of, or include, the erection, extension or alteration of a dwelling;	This development does not include the erection or alteration of a dwelling.
(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;	No.
(e)the ground area which would be covered by— (i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square meters; or (ii)any building erected or extended or altered by virtue of Class A, would exceed 1,500 square meters, calculated as described in paragraph D.1(2)(a) of this Part;	Not for the accommodation of livestock. The proposed building has a footprint that is less than 1000 square metres floor area. (718.657m ²)

(f)the height of any part of any building, structure or works within 3 kilometers of the perimeter of an aerodrome would exceed 3 meters;	Not located within 3km of an aerodrome
(g)the height of any part of any building, structure or works not within 3 kilometers of the perimeter of an aerodrome would exceed 12 meters;	Not located within 3km of an aerodrome
(h)any part of the development would be within 25 meters of a metalled part of a trunk road or classified road;	Not located within 25m of a classified road.
(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 meters of the curtilage of a protected building;	Not applicable.
(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	Not applicable.
(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system	Not applicable.
(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii)is or would be within 400 meters of the curtilage of a protected building; or (l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument	Not applicable. Not located within the curtilage of a scheduled monument.
ConditionsA.2 (1) Development is permitted by Class A subject to the following conditions— (a)where development is carried out within 400 meters of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;	This development complies with these conditions.
(b)where the development involves— (i)the extraction of any mineral from the land (including removal from any disused railway embankment); or (ii)the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit; (c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A (a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.	Not applicable. Not applicable. Not applicable. Not applicable.
(2) For the purposes of Classes A, B and C— (a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any	This prior notification complies with these conditions.

building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 meters of the proposed development;	
(2) Subject to sub-paragraph (3), development consisting of— (a) the erection, extension or alteration of a building; (b) the formation or alteration of a private way; (c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or (d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions....	This prior notification complies with these conditions.

6.0 CONCLUDING COMMENTS

- 6.1 This agricultural prior notification is for the erection of an agricultural building for use as a general agricultural storage unit on land farmed by the applicant. Fletcher and Sons owns the farmland at the application site being part of the commercial farming business that has been running for over seventy years, and the proposed agricultural building is now essential to the farming business.
- 6.2 The increased use of specialist materials handling equipment on modern, efficient farms has resulted in the need to have larger, taller and more accessible buildings for storage of crops and fertilizers etc. Additional storage facilities also allow farmers to purchase essential fertilizers throughout the year to try to avoid high prices and shortages, that will otherwise drastically affect the production and cost of food.
- 6.3 It is therefore considered that the development of an agricultural storage building on a large commercial farm complies with the requirements and conditions contained within Class A Part Six of the General Permitted Development Order (England) 2015.(as amended)

Phil Plant

Phil Plant BSc (Hons) MRICS
Mid West Planning Ltd

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