

**WHITE LODGE FARM,
MINETY:
28 DAYS NOTICE OF NEW BARN
UNDER THE GENERAL PERMITTED
DEVELOPMENT ORDER**

EXPLANATORY STATEMENT

September 2026





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1 INTRODUCTION

- 1.1 White Lodge Farm has recently split into two distinct holdings operating completely separate from one another. This prior notification relates to Wood Park Farming, which operates from the eastern side of White Lodge Farm under separate ownership to that of the wider White Lodge Farm holding.
- 1.2 Wood Park farming covers approximately 60.7ha of grassland and farm buildings. The enterprise has 3,500 head of pigs and is looking to bring on approximately 100 head of cattle.
- 1.3 This application provides prior notification of an intention to erect a building on the farm under the General Permitted Development Order 2015, as amended. The building will be for the storage of straw, and will be open on two sides, and adjacent to existing buildings.
- 1.4 This report:
- (i) describes the farm and the proposals in section 2;
 - (ii) sets out the GPDO criteria in section 3;
 - (iii) assesses the proposals against those criteria in section 4;
 - (iv) and considers the Council's discretionary criteria in section 5.
- 1.5 The report has been prepared by Dan Miller, following a site visit in July 2026. Photos within this report are from July 2026 and September 2025.

2 THE FARM AND THE PROPOSALS

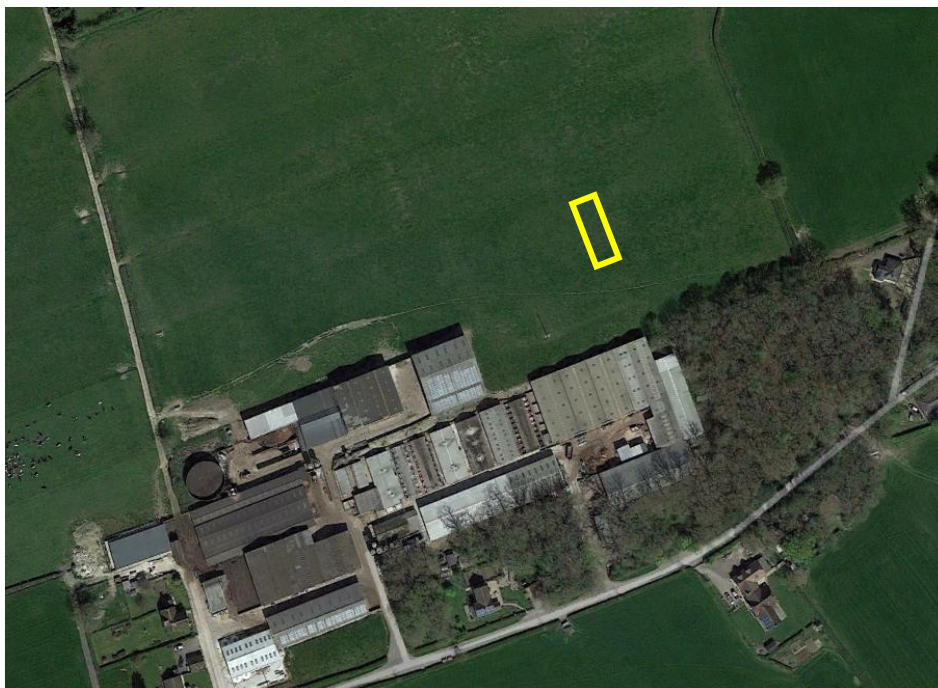
The Farm

- 2.1 Wood Park Farming extends to circa 60.7 ha (150 acres) with the farm base being the eastern side of White Lodge Farm.
- 2.2 The farm currently operates as a pig rearing unit with approximately 3,500 pigs present on the farm at any one time. The pigs are reared to finished on a straw based system. It is intended to retain the pig enterprise and bring in approximately 100 head of cattle to further diversify the income of the farm.

The Proposals

- 2.3 The proposed building is an open-fronted and open-ended straw storage building. One end and the rear elevation will be clad. The building will measure:
- 42.7m long (140')
 - 12.2m wide (40')
 - 4.9m eaves (16').
- 2.4 The lower part of the two clad walls will be concrete panel, to hold bales when being stacked, with wooden ventilated Yorkshire boarding above.
- 2.5 The building will be located, approximately, as shown below (for full details please refer to the application site plan).

Insert 1: Location of the Proposed Building



- 2.6 The building will be located within the vicinity of the existing farmyard and will be orientated in a north-south direction, much the same as the existing buildings.

Photo 1: Proposed Siting (looking at the site from the north)



Use and Need

- 2.7 The building will be used to store straw for use with the livestock enterprises. Currently the farmers are renting straw storage in different places, including some buildings at Charlton.
- 2.8 The building will be open on the southern and eastern sides to allow loading and unloading to take place.
- 2.9 The building is located to the north of the main pig rearing buildings as these have planning consent to be expanded to the north (reference 18/10844/FUL).
- 2.10 Increased home storage of straw will reduce the need to rent buildings and will reduce the need for double-handling of straw at harvest, with some straw currently being stacked off site, then relocated and re-stacked when space allows.

2.11 The building will not be used for livestock.

3 GPDO REQUIREMENTS

- 3.1 The General Permitted Development Order 2015 permits works for the erection, extension or alteration of a building or buildings, subject to a prior determination process. That is set out in Part 6 of Schedule 2.
- 3.2 The works must be carried out on agricultural land comprised in an agricultural unit of 5 hectares or more, and must be reasonably necessary for the purposes of agriculture within the unit.
- 3.3 Development is not permitted if it does not meet the criteria set out in paragraph A.1.
- 3.4 As specified in paragraph A.2(d), the developer must apply to the local planning authority for determination as to whether or not their prior approval is required as to the siting, design and external appearance of the building.

4 PERMITTED DEVELOPMENT: PRE-REQUISITE CRITERIA

Permitted Development

- 4.1 The new shed is submitted as permitted development, subject to a prior determination process.
- 4.2 The land is agricultural land in agricultural use as part of a unit in excess of 5 ha, and accordingly the General Permitted Development Order 2015, as amended, schedule 2 part 6 applies.
- 4.3 The building measures 42.7m by 12.2m (140' by 40') with a height of 4.8m (16') to the eaves. The building will also have a 3m overhang on the open face of the building.
- 4.4 The building is required to store straw. It will not be used for livestock. Currently straw is stored in rented buildings off site. A straw barn was permitted in April 2026 under reference PL/2025/08027. Application PL/2025/08027 is not to be carried out due to health and safety risks posed from the location of the approved barn.
- 4.5 The building is therefore reasonably necessary for the purposes of agriculture within the unit.

GPDO Pre-Requisite Criteria

- 4.6 None of criteria A.1 (a) – (l) are breached, as follows:
 - a) the holding is greater than 1 ha;
 - b) no class Q nor S development has taken place within the Wood Park Farming holding;
 - c) the proposed development does not involve the erection extension or alteration of a dwelling;
 - d) the proposed development is for agricultural purposes;
 - e) the proposed development does not exceed 1500 square metres; the development's ground coverage is 540m²;
 - f) the proposed development is not near an aerodrome;
 - g) the proposed development is not near an aerodrome;
 - h) the proposed development is not within 25m of a road;
 - i) the proposed barn is not for livestock within 400m of a curtilage of a protected building;
 - j) the proposed barn is not for fish farming;

- k) the building is not for the storage of fuel or waste from an anaerobic digestion system or biomass boiler;
 - l) the land is not within the curtilage of a scheduled monument.
- 4.7 A prior approval application was made for the erection of a straw barn in 2025 under reference PL/2025/07145. This was subsequently withdrawn due to Class Q development having taken place within the now defunct F.E. White and Sons holding. As explained in Section 1 of this report, the wider White Lodge Farm has now split into two separate holdings operating independently of each other.
- 4.8 The Class Q development which lead to the withdrawal of PL/2025/07145 was completed on land not under Wood Park Farming's control. Wood Park Farming has not benefited from the Class Q development currently and will not benefit from it in the future.
- 4.9 Wood Park Farming is a new holding which meets the GPDO pre-requisite criteria for Class A development under Schedule 2 Part 6. Further details on the split of the F.E. White and Sons holding can be supplied on a confidential basis.

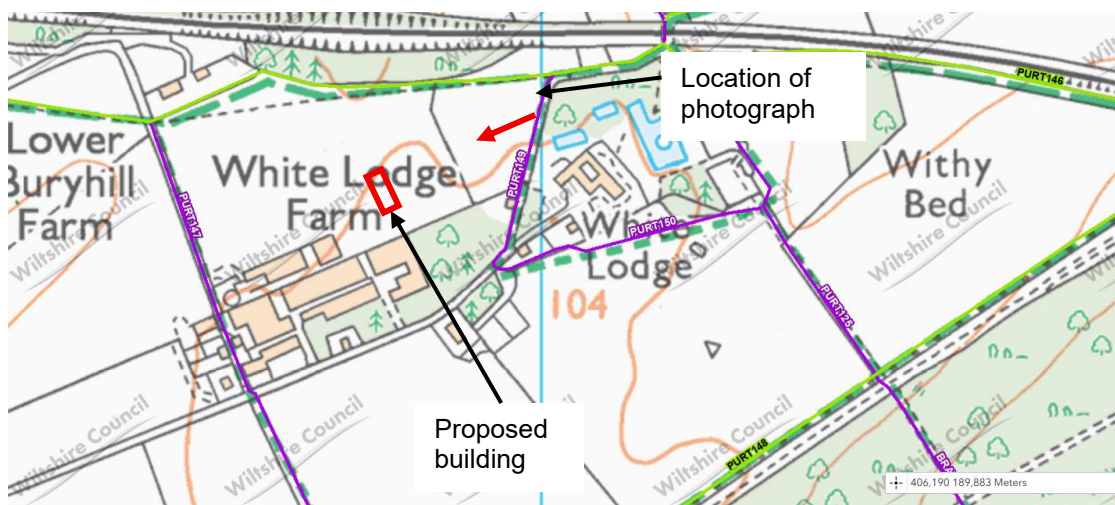
5 DISCRETIONARY CRITERIA

- 5.1 The Council must determine whether or not prior approval is required to the siting, design and external appearance of the proposed building.
- 5.2 **Siting.** The siting is near to existing farm buildings. Farm buildings are located to the south and west of the barn. Located immediately to the east of the barn is the site of permitted application PL/2025/08425.
- 5.3 The view from bridleway PURT 149 to the northeast is shown below, from the position identified.

Photo 2: View from Bridleway



Insert 2: Position of PROWs



- 5.4 The building will be seen from PURT 146 and PURT 147 at similar distances, and also in the context of the existing substantial range of buildings.
- 5.5 The building will be sufficiently distant from the nearest dwelling to be acceptable from any noise or amenity considerations, as shown below.

Photo 3: View from Bridleway Towards the Site



- 5.6 **Design and External Appearance.** The building will be a typical, functional agricultural building, with concrete panel lower walls and Yorkshire boarding above, and open on two sides.
- 5.7 **Access.** Access to the barn for construction is to be taken off one of the existing farm tracks which follows PURT 149. From PURT 149 there is a gate which runs into the field immediately east of the field where the barn is to be sited. To gain access into the site, another gate is located along the southwestern headland which leads to the barn. The land shown as construction access on the location plan submitted as part of this application is well travelled and has been hardpacked over many years allowing for year-round access.
- 5.8 An indicative construction access route is shown on the site location plan. As the barn is to be sited within the wider Wood Park Farming holding, farm traffic can and will access the barn from other areas. Therefore, the access on the location plan is only for construction.

Conclusion

- 5.9 All parts of the GPDO pre-requisite criteria are satisfied.

- 5.10 Wood Park Farming is a new holding which meets the GPDO pre-requisite criteria for Schedule 2, Part 6, Class A development.
- 5.11 The Council should not need to, or if it does should be able to, approve the details of siting, design and access.



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