

12th March 2026

STATEMENT OF AGRICULTURAL NEED

ERECTION OF A FREE-RANGE EGG LAYING UNIT
AT
BARTON VALE FARM, BARTON UPON HUMBER, NORTH LINCS, DN18 6DY

The applicant, Josh Middlewood, farms at Barton Vale Farm, Barton-Upon-Humber, where the family have farmed for the last 30 years. The applicants are proposing to construct a modest-sized free-range egg laying unit as part of a sustainable diversification strategy on the 99.06 hectares of farmland which they own. The proposed unit is to be located in the paddock to the southwest of the farm and will extend to 50000mm x 20000mm, with an eaves height of 3500 mm and a ridge height of 6130mm.

Given the nature and extent of the agricultural enterprise, the business has an essential need to diversify to remain a sustainable and economically viable commodity. The applicants are proposing to diversify into free range egg production.

The proposal will create 1 full-time employment position and would aid in securing future employment for the farming family, whilst also providing a further 2 part-time positions in addition to this. The proposal represents the sustainable expansion and diversification of an existing agricultural enterprise.

The need for diversification within the farming industry is essential; the industry is likely to continue to experience economic constraints/challenges in the coming years due to ongoing global market conditions and other similar factors (Brexit, energy prices, lack of rural workers, etc.).

The applicants have received support from an egg production contractor and have a verbal preliminary contract agreement in place, subject to planning approval.

Recent Kantar retail data shows that free-range egg consumption has increased by 11.1% in volume, reaching its highest level in more than two decades. This increase is driven by strong consumer demand for higher welfare standards, as reflected in the nationwide move by major retailers to cease selling colony eggs by 2025. These market conditions make free-range egg production an attractive and resilient sector for farm diversification.

The proposed site has been selected due to the availability of a large ranging area for the hens and due to its separation distance from neighbouring residencies, which is required to mitigate any potential issues relating to odour, noise, dust, etc.

The existing farmstead is located within a rural and agricultural landscape. Views from public vantage points are extremely difficult to avoid completely, however, the building has been designed and sited to be located as close to the existing built development as is feasible. Buildings of a similar design and nature are not uncommon within the surrounding agricultural landscape and can therefore not be construed as unusual or alien. Large agricultural buildings such as this often form part of the general public's interpretation of the 'the countryside'.

Having reviewed the permitted development rights under the Town and County Planning (General Permitted Development) (England) Order 2015; specifically, Part 6, Class A, the proposal is considered to constitute permitted development, with a requirement for prior notification (a 28-day notice) to be served on the Local Authority prior to works commencing on site.

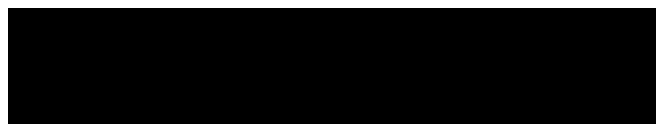
We would contend that the building is demonstrably necessary for the purposes of agriculture.

Ian Pick MRICS

Chartered Surveyor | Harrison Pick Ltd

www.HARRISONPICK.co.uk

Harrison Pick Ltd, Station Farm Offices, Wansford Road, Nafferton, Driffield, East Yorks., YO25 8NJ



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