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Date: 9th September 2025

North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
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Dear Sirs

**PRIOR NOTIFICATION UNDER PART 3 CLASS R OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)
PRIORY FARM, LITTLE WYMONDLEY, HITCHIN SG4 7HD**

Please find enclosed a prior notification under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of a building from agricultural use to a flexible commercial use falling within Class E of the schedule to the Use Classes Order.

The Established Agricultural Unit

The agricultural building subject of this proposal is located at Priory Farm, Little Wymondley, Hitchin, Hertfordshire SG4 7HD, and forms part of an Established Agricultural Unit. The Established Agricultural Unit extends to 198.24 hectares (489.86 acres), or thereabouts and has been farmed by the applicant's farming business for a number of generations. Agricultural practices include rotational cereal cropping typical of the local area. Due to restructuring of the farm business and the availability of alternative grain storage, the building at Priory Farm is no longer required to be used as an agricultural building.

Class R Criteria

We confirm that the proposal accords with the requirements of Class R, as demonstrated in the table below:

R.1 DEVELOPMENT IS NOT PERMITTED BY CLASS R IF -	
(a) the building was not used solely for an agricultural use as part of an established agricultural unit -	The site has been used solely for agricultural use as part of an established agricultural unit for many years and the building has been in agricultural use in excess of 10 years, having been erected after 3 rd July 2012.
(i) on 3 rd July 2012;	

R.1 DEVELOPMENT IS NOT PERMITTED BY CLASS R IF -

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or (iii) in the case of a building which was brought into use after 3 rd July 2012, for a period of at least 10 years before the date development under Class R begins	
(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1000 square metres	The cumulative floor space of the proposed building to change use under Class R within the established agricultural unit will extend to approximately 443 sqm.
(c) the site is, or forms part of, a military explosives storage area	The site is not and does not form part of a military explosives storage area.
(d) the site is, or forms part of, a safety hazard area	The site is not and does not form part of a safety hazard area.
(e) the building is a listed building or a scheduled monument	The building is not listed, nor is it a scheduled monument.

R.3 – (1)

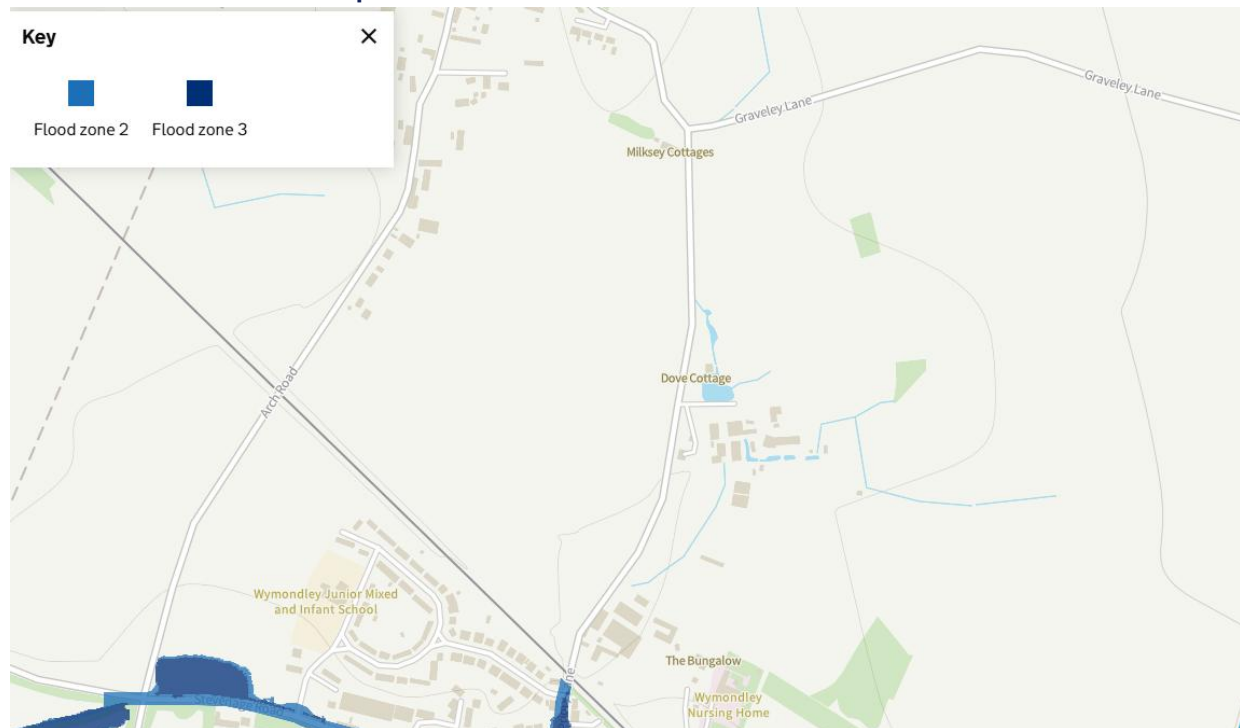
Before changing the use of the site under Class R, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to -

CONDITIONS

(i) transport and highways impacts of the development	A Transport Statement has been prepared by Journey Transport planning and has been submitted with this application. The statement has assessed access and visibility and traffic generation and notes that visibility is sufficient and that vehicle movements generated by the proposal will not have a detrimental impact on the operation of the local highway network. The proposal is considered to be of no detriment with regard to highways and transport. The statement concludes 'that the proposals have been developed in accordance with the aims and objectives of current national and local policy as it
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CONDITIONS	
	relates to transport and will not have a significant or severe impact on the efficiency or safety of the local transport network.' The NPPF states that development should only be prevented or refused on highways grounds where the impact is "severe". The proposal will have a negligible impact so there are no grounds for refusal in relation to highways.
(ii) noise impacts of the development	There will be no significant noise impacts on the local area as a result of the change of use of the building during the development or after completion. The reduction of large agricultural vehicles, machinery and grain lorries will if anything have a positive impact on noise. Uses falling under Use Class E includes uses 'which can be carried out in any residential area without detriment to the amenity of that area.'
(iii) contamination risks on the site	The site does not fall within any landfill or pollution zones. The applicant is not aware of any contamination risks on the site. The building has a concrete floor and is of modern construction. No physical works are proposed.
(iv) flooding risks on the site	The Environment Agency Flood Map for Planning (Rivers and Seas or Surface Water) does not indicate that the site is at any risk of flooding. It is not proposed to increase the level of hard standing on the site, and it is not considered that there will be any impact on potential flooding risks from the proposal.

Extract from Flood Risk Map



Summary

This prior notification satisfies all those criteria set out under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 so it is therefore considered that prior approval is not required.

Prior Notification Documents

This prior notification comprises the following documents:

- Covering Letter
- Site Plan
- Location Plan
- Transport Statement

We enclose all of the above documents with payment of the requisite planning fee having been made via the Planning Portal.

If you require any further information or if you would like to arrange a site visit, please do not hesitate to contact me by either telephone or email.

Yours faithfully



Natalie Jeary MRICS FAAV
Associate, Rural