

21 December 2025

Planning Department
North Hertfordshire District Council
Council Office
Gernon Road
Letchworth Garden City
SG6 3JF



Dear Sirs

**28 DAY NOTICE APPLICATION – PROPOSED AGRICULTURAL BUILDING AT HIGH HEATH FARM,
WHITWELL ROAD, CODICOTE, HITCHEN, SG4 8SZ**

I am writing further to the above application submitted on behalf of Mr J Sapsed of High Heath Farm, Whitwell Road, Codicote, Hitchen, SG4 8SZ.

The holding at High Heath Farm extends to 242 hectares (600 acres) all of which is down to arable cropping, growing a range of cereals. The farm was purchased by the applicant early in 2025 following which he has reviewed the current buildings and needs for the farming operation.

There are currently buildings available to the applicant but these are former livestock sheds and not ideally suited for the future needs of the farm. This includes improving the value of straw and also increasing productivity economically in terms of soil condition and more cost effective fertiliser use. It is therefore proposed to erect an 84 metre x 18 metre building with eaves and ridge heights of 7 metres and 9.6 metres respectively.

The building will be split in half with one half fully secure constructed with concrete panel walls with box profile sheeting overlapping above and a roller shutter door to the gable end. The roof will be clad in box profile sheeting. This part of the building will be used for the storage of fertiliser and soil improver which would be delivered in bulk and tipped within the shed.

Whenever possible fertiliser should be stored inside a secure building made from non-combustible materials. The building should be dry, well ventilated and with a floor free of sharp objects. It also needs to be high enough to tip a trailer inside when inputs are delivered in bulk.

The other half of the building will be open fronted and used for the storage of straw.

Straw bales would alternatively be stored covered outside. This means bales in the stack can be spoiled due to weather with the lower bales subject to moisture ingress and pests. More than 25% can often be wasted.

The proposal is therefore for an agricultural building to support an agricultural trade or business on a unit totalling more than 5 hectares. It will be sited more than 25 metres away from a classified road, therefore permitted development can be utilised.

With respect to the proposed straw barn, being able to keep the straw under cover would save considerable wastage when compared to the alternative of storing outside so is economically beneficial.

The building is clearly reasonably necessary for the purposes described.

In terms of the prior approval issues, the design and external appearance is that of a typical agricultural building fit for purpose. The siting is a natural extension to the farm yard in the vicinity of other buildings. It has good access to the fields for both using the inputs but also storing the straw after harvest.

The design and external appearance are dictated by function, so the building is a typical agricultural building seen throughout the countryside.

Should you have any queries then please do not hesitate to contact me.

Yours faithfully

Brian Barrow

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