



21 January 2026

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

Dear Sirs

RE: 28 DAY PRIOR APPROVAL NOTICE – AGRICULTURAL BUILDING AT LAND OFF ASHWELL ROAD, NEWNHAM, HERTFORDSHIRE, SG7 5JX

I am writing further to the above application submitted on behalf of Mr A Farr of A E & W A Farr Ltd, Newnham Manor Farm, Caldecote Road, Newnham, Hertfordshire, SG7 5LA.

The Farr family have been farming Newnham Manor Farm, which extends to 890 hectares (2,200 acres) of arable land, since the early 1900's.

Prior approval was obtained in January 2024 for an open sided straw barn on the site, ref: 23/02652/AG, however following the driving rain last winter the applicants applied to clad the building to prevent straw being destroyed, whilst also allowing for the secure lockable storage of machinery, equipment and seed. This was approved in February 2024 – ref: 24/00279/AG.

The applicants reconsidered the siting of the proposed building relative to access to the rest of the farm as there is a major farm access route going south from the road and they had decided direct access off this would serve the farming operation better. This application was however refused due to the criteria of the GPDO Part 6 and also the siting of the building – ref: 25/00275/AG. This has led to a major rethink within the business given the need for more building space.

The objections have been taken into account, and the siting of the proposed building has reverted back to the side of the road of the previously approved building but with design upgrades for the various farming purposes required. The building will be 54.145 metres x 25 metres with eaves and ridge heights of 6 metres and 9.435 metres respectively. The siting will also be amended to reorientate the building and move it slightly further away from existing buildings.

The building will have 3 sections which will be flexible but with primary uses for a spray shed, agricultural workshop and machinery store. Each section will have a roller shutter and personnel door. There will be an area of hardstanding adjacent to each door.

The intention is to not build the approved building, which would need to be substantially completed within 5 years, or the approval lapses. Due to the size of the approved building and the proposed building only one could be undertaken in any case as permitted development only allows for up to 1,500 sq metres.

This is effectively therefore a replacement application with a revised scale, site and design which better fits the farming operations.

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

Yours faithfully

Brian Barrow

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