



PORTERS END FARM, Kimpton, Hertfordshire, SG4 8ER

OCT 2025

DESIGN STATEMENT - Rev -

CLAGUE ARCHITECTS

Google Maps

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INTRODUCTION01

1.1	PROJECT DATA
Project Address	2 Devonshire Avenue, Beeston, Nottingham, NG9 1BS
Building Description	The application site is a pair of farm buildings and associated hard standing area at Porters End House and accessed off Porters End Lane. The site is within the metropolitan green belt and the existing buildings comprise two agricultural sheds comprising metal frames and panelling to all elevations. A concrete base provides foundation for these structures with road access being gained from Porters End Lane to the north of these buildings.
Use Class	C3
Area Classification	Rural
Site Area	approx. 2512m ²
LPA	Hertfordshire County Council North Hertfordshire District Council Kimpton Parish Council
Listed Archeological	No No
AONB	No
Greenbelt	No
TPO's	tbc
Ecology	Refer to supporting Ecology Report
Conservation Area	No
Flood Risk	Flood Zone 1 – Low probability of flooding
Parking	Private on-site parking
Other	BNG Requirements Area of Special Control - Area of Special Advertisement Control

INTRODUCTION

01

1.2

INTRODUCTION

This Design and Access Statement has been prepared to support a full planning application for the demolition of existing outbuildings and proposals for 2 new dwellings within the land associated to Porters End Farm.

The application site sits within the title of Porters End Farm, located within the north west of the Porters End Farm estate, and is bounded by a brick wall from the rest of the site. Access to the site is via an existing gated access from Porters End Lane in the north west corner of the application site, and is substantial enough to accomodate agricultural vehicles.

In 2025, Class B and Class Q permissions have been sought for the site, allowing seperately for;

- 1) Conversion of existing agricultural buldings into 5 residential dwellings with all associated works - ref: 25/01017/PNQ
- 2) Demolition of redundant agricultural barn - ref: 25/01086/DD

These applications have set a principal for change of use of the site from agricultural to C3 residential. The proposals look to adopt these pricipals and make use of existing site conditions to support the newly proposed dwellings in a style more befitting the small rural community. Design standards have been adopted from both national and local guidelines, and provisions for refuse and parking are proposed to meet the local requirements of North Hertfordshire Council.

The main purpose of this Design & Access Statement is to explain the design process and strategic objectives that have led to the overall vision for the proposals, and how they have been considered with regard to the local site context. This document establishes that the proposals provide a suitable, sustainable and deliverable plan for developing the site.

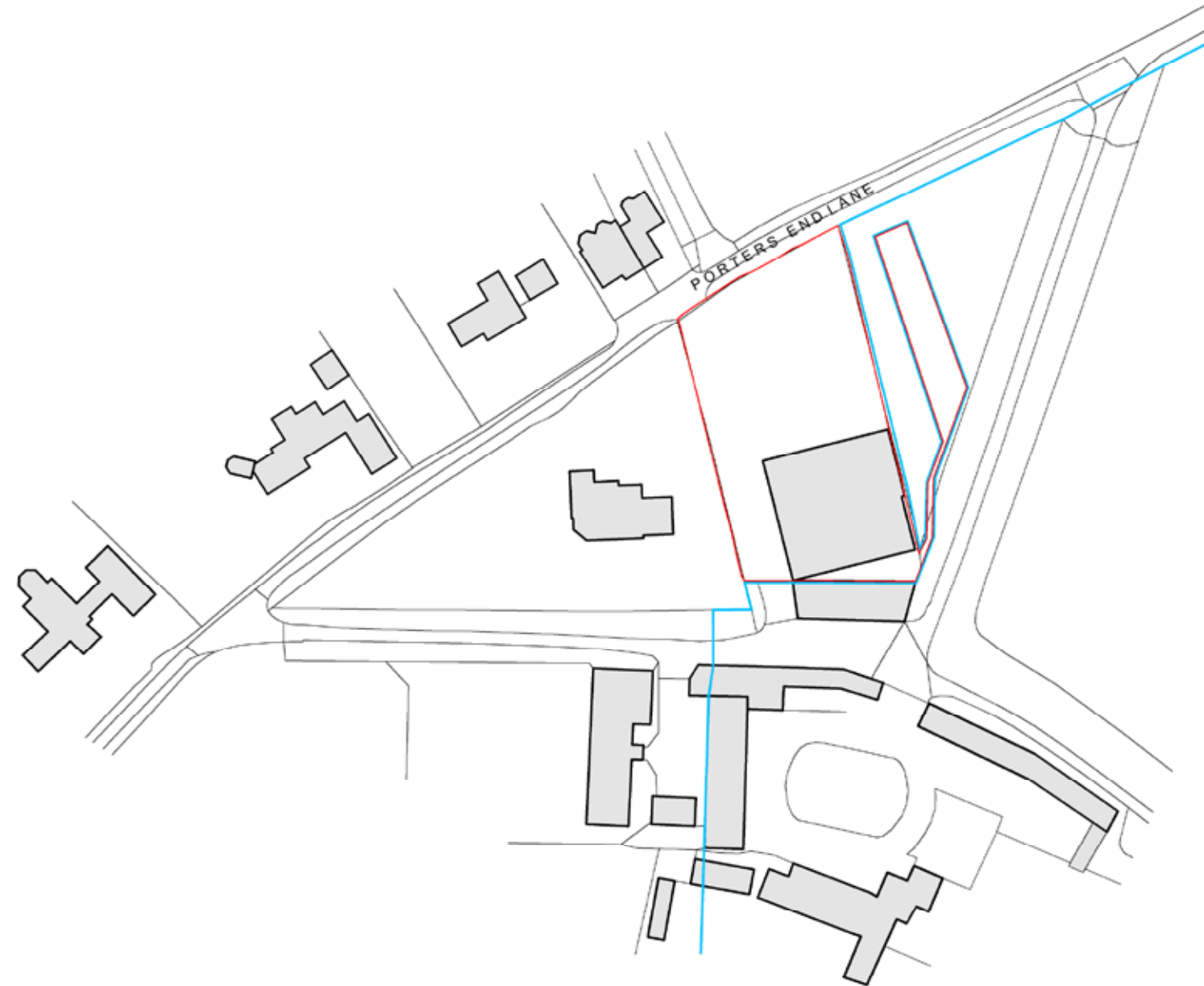
KEY SITE DETAILS

Site Location: Porters End Farm, Kimpton, SG4 8ER

Application Description: Demolition of 2 existing barns and associated hard-landscaping to provide 2 new dwellings with associated parking, bin stores and external amenity, including new central access road for use by all new plots.

Site is located to the south of Porters End Lane, and sits within the metropolitan green-belt.

Gross Site Area: 2,512m²



SITE CONTEXT

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2.1 SITE & SURROUNDING AREA

Porters End is a hamlet in Kimpton, North Hertfordshire District. It is situated south west of the village of Kimpton and north-east of the town of Harpenden. The hamlet is surrounded by greenbelt land and is known for its rural setting.

Local Amenity

The closest local amenities are found within the village of Kimpton where there is a primary school, shops and pub, whilst Harpenden provides greater levels of amenity with secondary schools, post office, supermarket and public transport.

Public Transport

Porters End itself is not serviced by public transport, whilst the local village and town provide connections to the surrounding area and beyond;

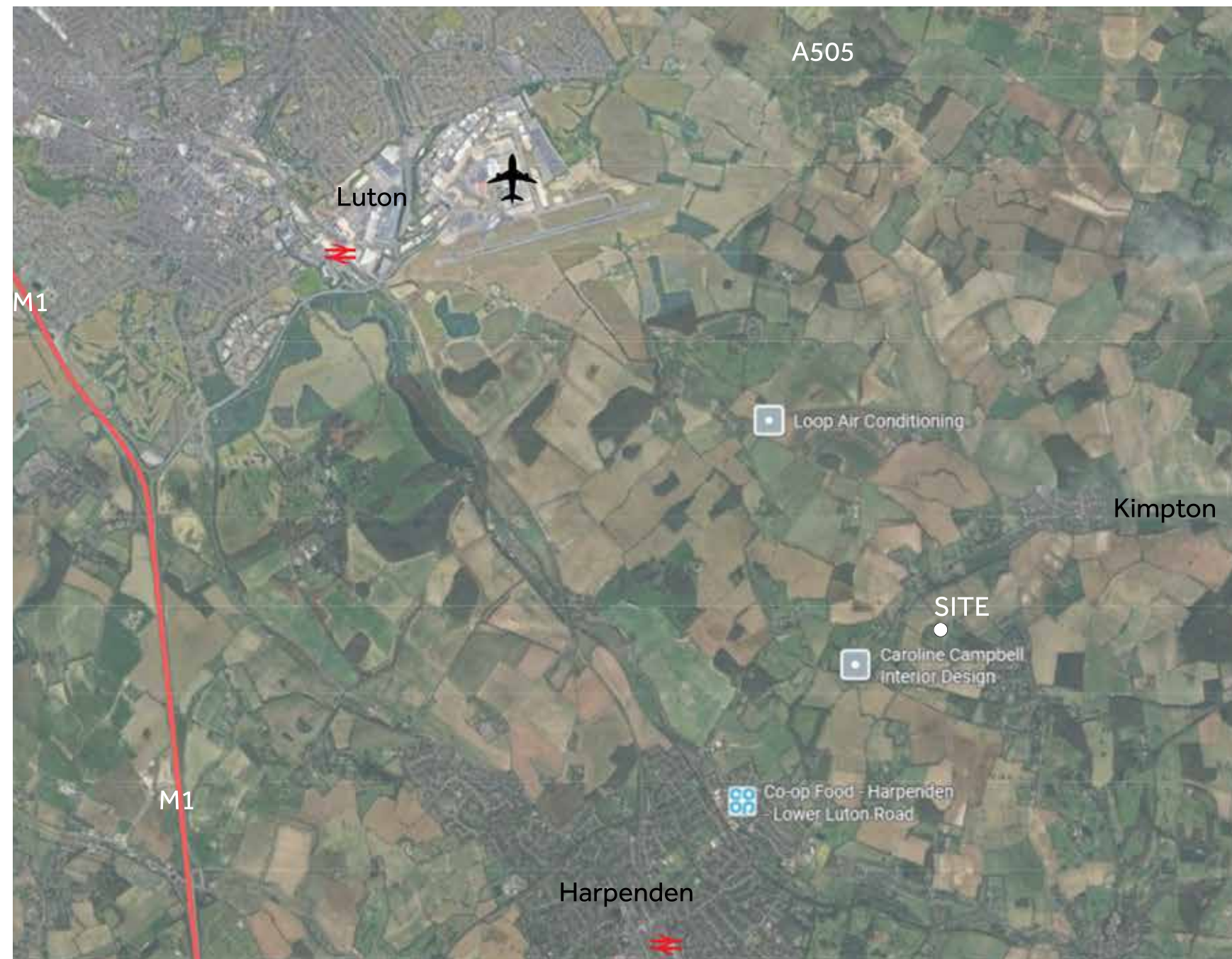
- The village of Kimpton is served by the no. 44 bus, connecting Stevenage to Luton.
- Harpenden provides numerous bus services and has a railway station providing good rail connections, including fast-track routes connecting Luton Airport, London via St. Pancras International, Gatwick Airport and Brighton.

Local Roads

Porters End is accessed by a single lane road which currently serves both residential and agricultural plots. With minimal demand, Porters End Lane is predominantly used by domestic residents. There is a good local network of roads providing easy and direct access to the surrounding areas, and proximity to the M25, M1 and A1(M) provide accessible routes to the wider commuter belt.

Footpaths

As a rural setting, there aren't any footpaths along Porters End Lane. Given the lack of local amenity within the hamlet, this is typical to the location and supports the need for car-parking facilities for residential sites.



SITE CONTEXT

02

22 IMMEDIATE CONTEXT

The application site is located to the south of Porters End Lane, a hamlet north-east of Harpenden and north-west of Gustard Wood. Porters End Lane is a single lane track running east to west through the settlement, and alongside open agricultural land, supports access to a number of large dwellings to both the north and south.

- Key Considerations;
- Green Belt
 - Rural development
 - Residential

Parking
The village settlement supports private vehicle parking within the boundaries of each plot. As a single lane road, there is no on-street parking.
Appendix 4 of the Local Plan sets out car parking standards, including residential and visitor provisions which would be adopted for new dwelling proposals.

- Metropolitan Green Belt**

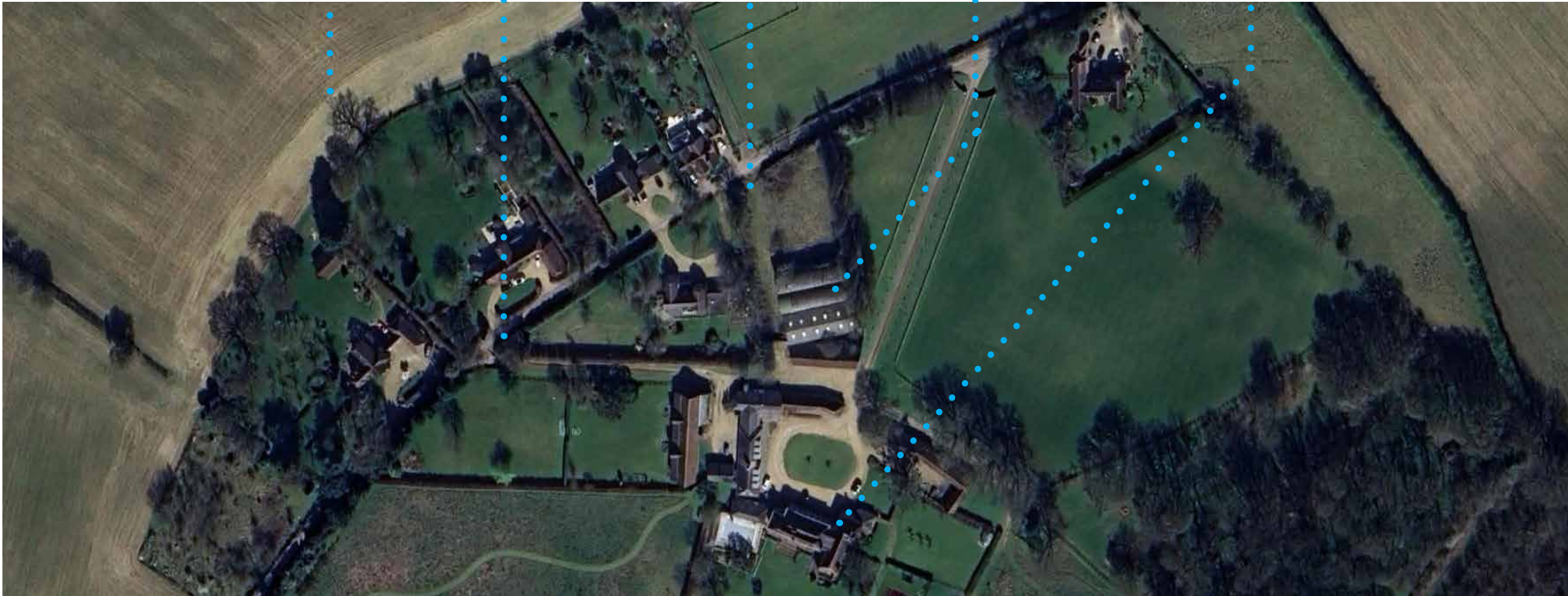
 - The site and surrounding area are located within the Metropolitan Green Belt, a material consideration for development within the application site
- Porters End Lane**

 - Principal route through the residential settlement .
- Established site access**

 - The existing gated access from Porters End Lane. The access is independent from that of Porters End House.
- Application site**

 - located north of the main farm house, within a walled plot. there are 2 metal frame barns within the site which are noted as not being suitable for bats.
- Porters End Farm House**

 - The principal farm house associated to the Title of Prters End Farm.
 - Note: the application site is a parcel of land located north of the farmhouse building and seperated visually by a single storey brick barn.



SITE CONTEXT

02

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SITE CONSTRAINTS

A study of the local context provides a number of Material Considerations of the site;

1) Environmental

- Air Quality Management Area
- Part 2A Determined Sites
- Sites of Special Scientific Interest
- Smoke Control Order

2) Material zoning considerations

- Archaeological Areas
- Area of Outstanding Natural Beauty
- Green Belt
- Sites of Special Scientific Interest

3) Locally prescribed zoning

- Areas Of Special Control
- Article 4 Direction
- Management Scheme

4) Conservation and Heritage

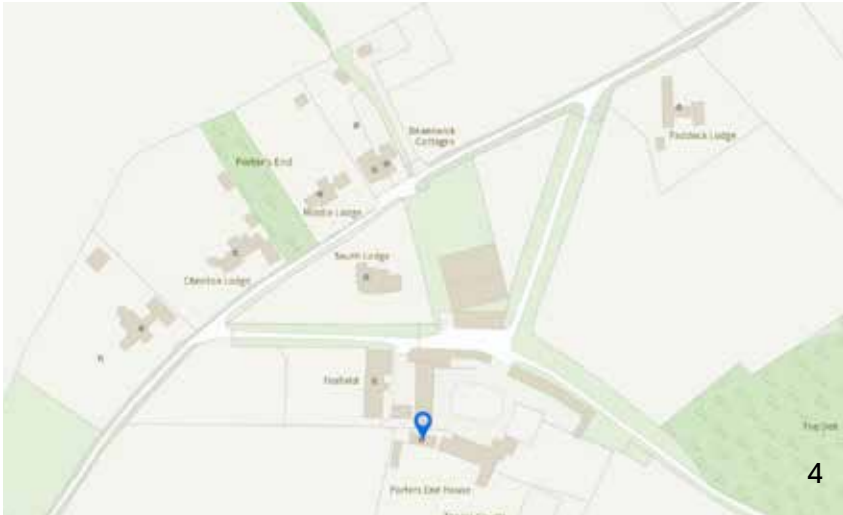
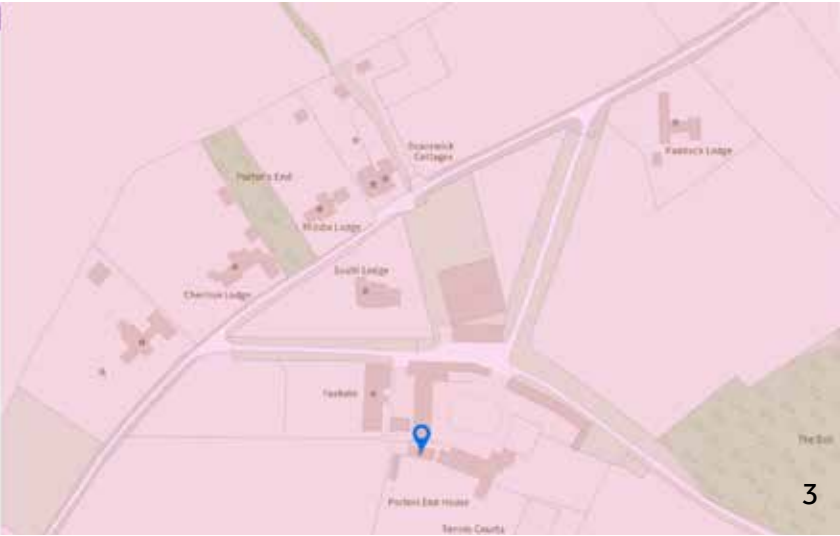
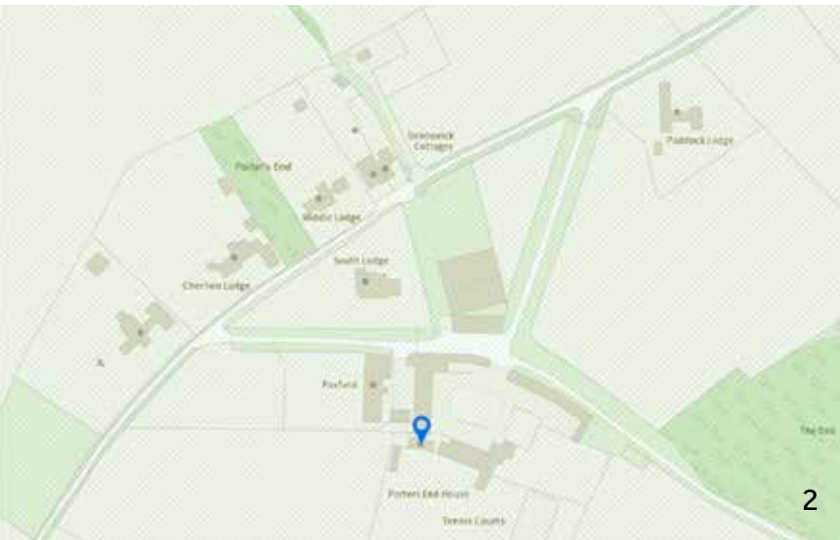
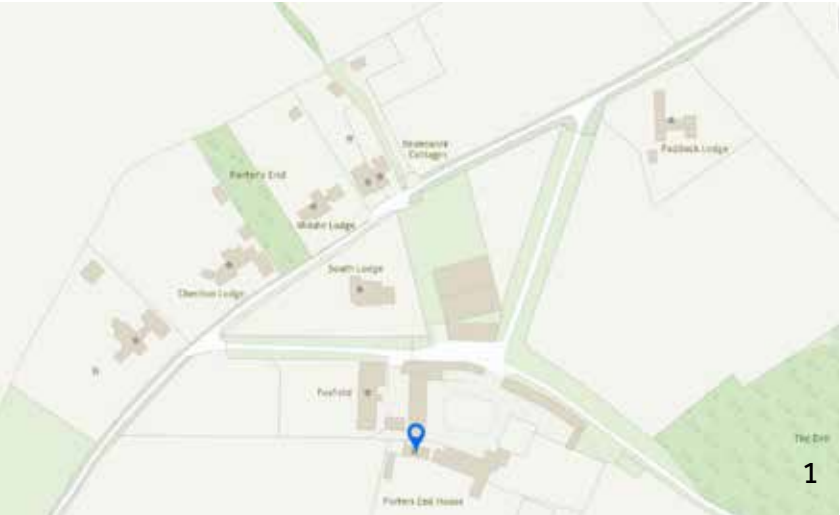
- Listed Buildings
- Scheduled Monuments
- Buildings of Local Interest
- Historic Park & Gardens
- Conservation Area

5) Priority Habitat

- Orange Line LPA's Zone of Influence
- Purple line Priority Habitat
- All deciduous trees

6) Flood Risk

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1



SITE CONTEXT

02

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SITE PHOTOGRAPHY

The application site is located at the eastern end of the hamlet of Portes End. The area is predominantly agricultural, with the small hamlet of Porters End located towards the centre of Porters End Lane, a single lane public road with limited width and views.

Aerial views of the local area show Porters End as a linear village with a predominance for two-storey domestic properties set back from the road frontage.



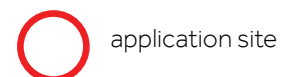
View of application site set to North

The site is located along Porters End Lane with the remaining land associated to the *Title* of Porters End Farm located to the south and east. The application site is formed of two large agricultural barns to the south of the site and shares the southern boundary with a retained brick barn which screens the main Porter End House from the site.



View of application site set to South

The hamlet of Porters End is organised along Porters End Lane with all site entrances - residential and agricultural - located along the single lane route. Properties are typically set back from the public highway by either front gardens or access roads leading to buildings which are set further into the green-belt location.



PLANNING BACKGROUND 03

3.1 PLANNING BACKGROUND

- A planning search of the application site has established the following planning history (most recent first);
- Application Ref:

Description:

Decision:

Decision Date:

25/01086 - Class B

Demolition of redundant barn

Prior approval not required

22 May 2025
- Application Ref:

Description:

Decision:

Decision Date:

25/01017/PNQ - Class Q

Conversion of agricultural buildings into 5 residential dwellings with all associated building works

Approved

04 June 2025
- Application Ref:

Description:

Decision:

Decision Date:

24/02840/PNQ - Class Q

Conversion of agricultural buildings into 5 residential dwellings with all associated building works

Refused

06 Feb 2025
- Application Ref:

Description:

Decision:

Decision Date:

24/01683/PNQ - Class Q

Conversion of agricultural buildings into 5 residential dwellings with all associated building works

Withdrawn

18 Sept 2025
- Application Ref:

Description:

Decision:

Decision Date:

16/00804/1PN - Prior Approval Notification: Part 3, Class P

Change of Use from Storage or Distribution Buildings (Class B8) and curtilage land to residential (Class C3)

Conditional Permission

24 Sept 2018
- Application Ref:

Description:

Decision:

Decision Date:

07/01699/1

Detached five bedroom dwelling following demolition of existing grain store

Refused

04 July 2008
- Application Ref:

Description:

Decision:

Decision Date:

06/02574/1EUD - Certificate of Lawfulness

Use of Barns for Grain Storage (Use B8 storage and distribution)

Granted

19 Dec 2006
- Application Ref:

Description:

Decision:

Decision Date:

03/00090/1

Detached 4 bedoom dwelling with detached double garage following demolition of existing grain stores

Refused, Appeal dismissed

22 Dec 2003

- Application Ref:

Description:

Decision:

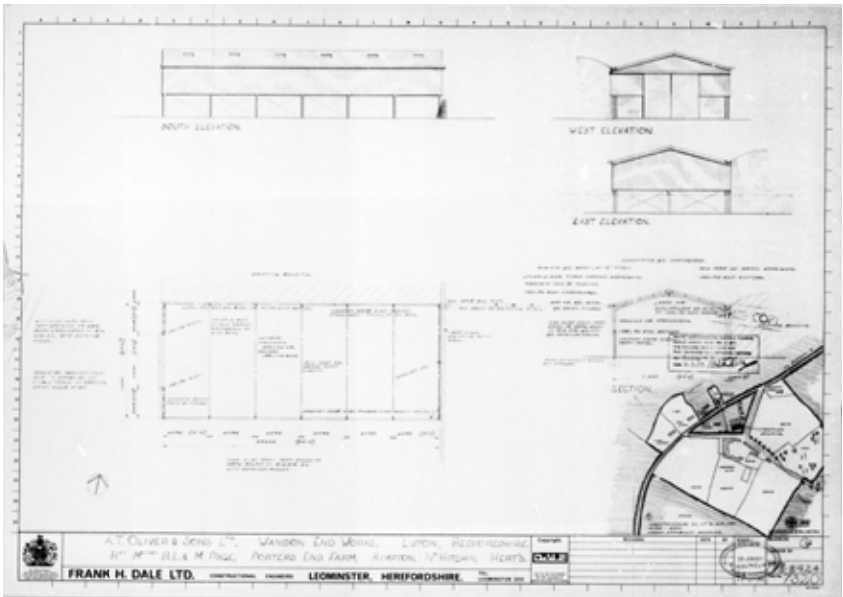
Decision Date:
- 79/01053/1

Proposed Building

Withdrawn

10 July 1979

Original southern barn proposals from 1979



3.3

LIVE APPLICATIONS

The planning history shows that numerous applications have been made to the site over the years. The two most recent applications sought permission to:

- 1) demolish one of the existing grain stores
- 2) convert the remaining grain store to C3 use, with capacity for 5 dwellings and supporting amenity

Applicants confirmed that the proposals were agreeable and remain live.

Historic applications have further granted permission for the use of the site as both C3 (residential) and B8 (storage and distribution)

Application Ref: 25/01086 - Class B
Description: Demolition of redundant barn
Decision: Prior approval not required
Decision Date: 22 May 2025

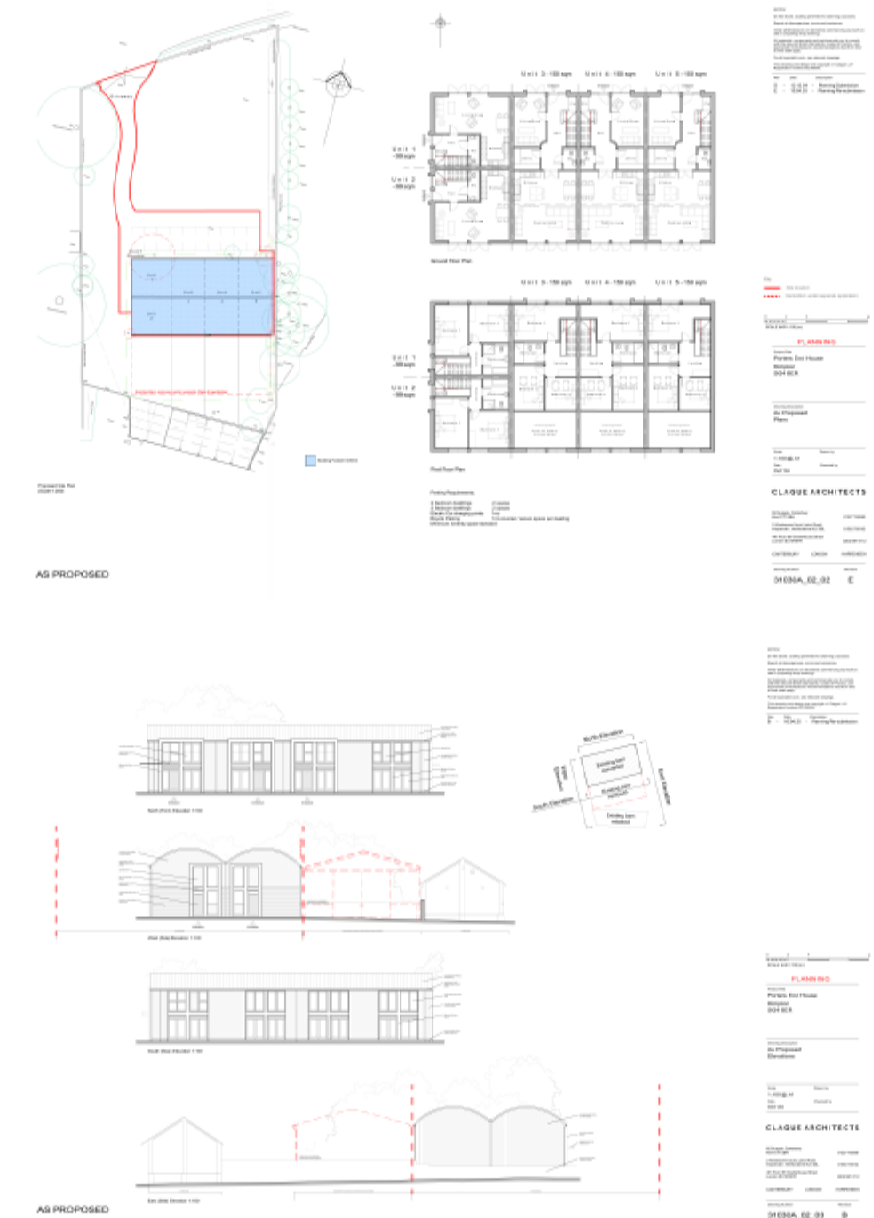
The above application sought permission to remove one of the existing barns and it was confirmed that permission was not required. Making use of the same planning rights, the remaining barn can be removed without further approval



APP 1

Application Ref: 25/01017/PNQ - Class Q
Description: Conversion of agricultural buildings into 5 residential dwellings with all associated building works
Decision: Approved
Decision Date: 04 June 2025

This application sets principal for site to support 5 dwellings within the footprint and volume of the existing barn. External amenity is provided within the footprint of the demolished barn.



EXISTING SITE

06

6.2 CHARACTER & STREET SCENE

The application site is located to the south side of Porters End Land, within the hamlet of Porters End which is washed over by the Metropolitan Green Belt.

SITE CONTEXT

The hamlet of Porters End is washed over by the Metropolitan Greenbelt and has an established green and rural character. The road is lined with hedgerows and trees in some instances, and provides views over arable land.

Domestic properties are typically large two storey dwellings with pitched roofs, with varied materiality.

Common architectural characteristics include dormers, chimneys, covered porches and timber frame windows. Properties are set back from the road by gardens or forecourts and have large gardens to the rear, providing ample external amenity for residents.

ACCESS

The application site is accessed directly from the public highway via a gated entrance. This is typical of the arrangement along Porters End Lane.

There is available area on site for vehicles to turn within the site so that egress onto the highway can be made in a forward direction.

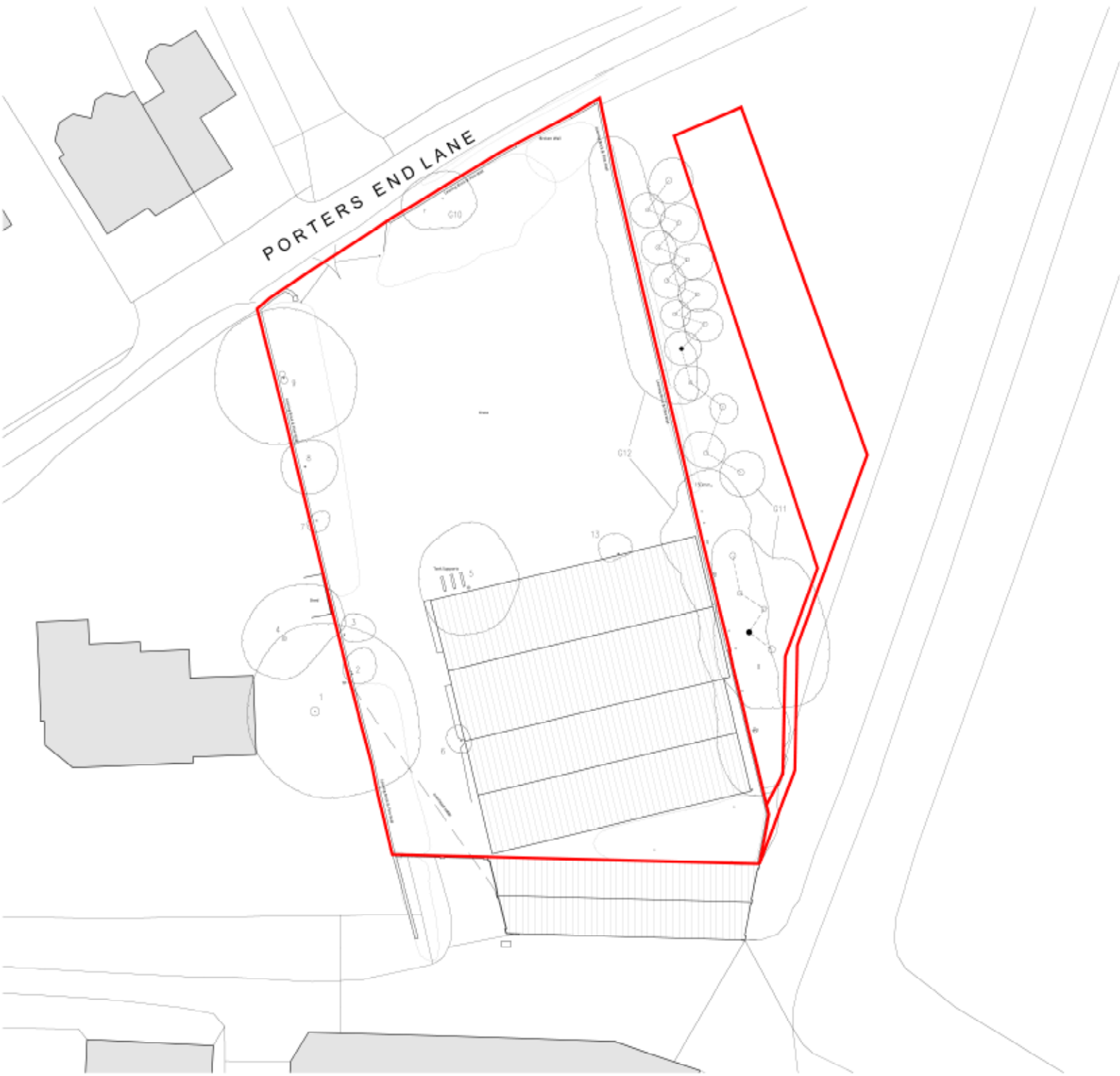
PHOTO DESCRIPTIONS

- 1) Typical domestic crossover along Porters End Lane
- 2) Typical agricultural crossover along Porters End Lane
- 3) Views of greenbelt from Porters End Lane
- 4) Character of Porters end Lane as a single lane highway
- 5) Typical residential property on Porters End Lane
- 6) Typical residential property on Porters End Lane



EXISTING SITE

05



NOTES

On Not Scale, (noting permitted for planning purposes)

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

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For all specialist work, see relevant drawings.

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Rev	Date	Description
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Location Plan
(Scale 1:1250)

site location — red —
land in same ownership — blue —

PLANNING

Project Title
Porters End Barns
Porters End Lane
Kimpton
SG4 8ER

Drawing Description
As Existing
Site Plan

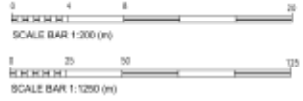
Scale
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Date
Sept '25

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62 Bargein, Canterbury
Kent CT1 3JG
01227 703960
2 Kingsmead Court, Lutter Road,
Harpden, Hertfordshire AL5 3BL
01582 768102
4th Floor, 98 Charterhouse Street,
London EC1M 6BT
0203 587 0112

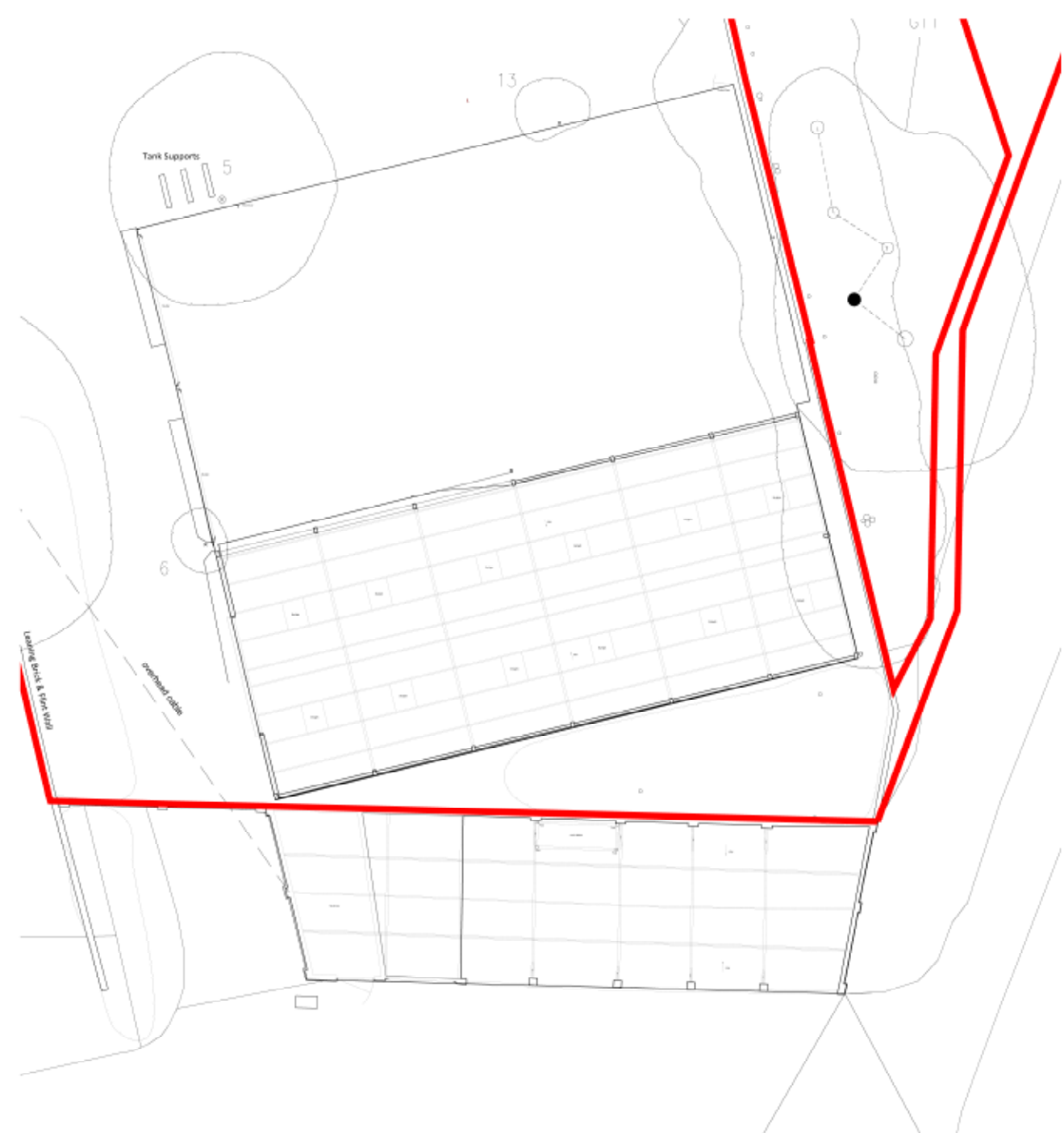
CANTERBURY LONDON HARPENDEN

Drawing Number
31030B_01_02
Revision
-



EXISTING SITE

06



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PLANNING

Project Title
Porters End Barns
Porters End Lane
Kington
SG4 8ER

Drawing Description
As Existing
Ground Floor Plan

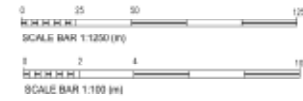
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Sept '25	

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62 Burgate, Canterbury Kent CT1 3BH	01227 763060
2 Kinsbourne Court, Lutan Road, Harpenden, Hertfordshire AL5 3BL	01582 765182
4th Floor, 95 Charterhouse Street London EC1M 6HT	0203 587 6112

CANTERBURY	LONDON	HARPENDEN
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Drawing Number	Revision
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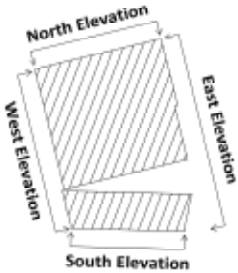


EXISTING SITE

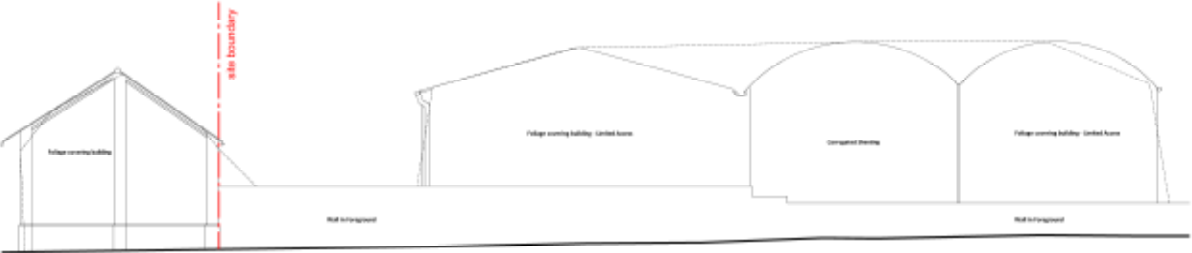
06



North Elevation



South Elevation



East Elevation



West Elevation

NOTES:
Do Not Scale. (except permitted for planning purposes)
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
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Rev	Date	Description
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PLANNING

Project Title
Porters End Barns
Porters End Lane
Kington
SG4 8ER

Drawing Description
As Existing
Elevations

Scale
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Date
Sept '25

Drawn by
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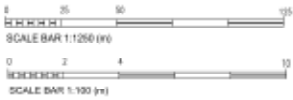
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62 Buxton, Canterbury
Kent CT1 3BH 01227 782880
2 Kingsbourne Court, Lutter Road,
Harpenden, Hertfordshire AL5 2BL 01582 786182
4th Floor, 55 Charterhouse Street,
London EC1M 6PP 0203 357 6112

CANTERBURY LONDON HARPENDEN

Drawing Number
31030B_01_04

Revision
-



EXISTING SITE

06

6.2 *SITE PHOTOGRAPHS*
The following photographs show the existing site;

- 1) View into the application site from the gated entrance on Porters End Lane
- 2) View towards northern barn looking south east
- 3) Exterior view of the west end of northern barn
- 4) Interior view looking east of northern barn
- 5) Exterior view of west end of southern barn
- 6) Interior view looking east of southern barn



THE PROPOSALS

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7.1

PROPOSED BRIEF

With the principal for residential use established, the proposals at Porters Farm are intended to meet the following brief;

- 1) Demolish the existing agricultural barns
- 2) Develop site design for residential use which is more inkeeping with existing domestic designs within the hamlet of Porters End
- 3) Ensure any proposed footprints and volumes fall below the approved scale of development.
- 4) Retain and restore flint wall to the boundary of the application site

All proposals are considered alongside the material considerations of the property;

- Located within Green Belt
- Rural Location
- New Housing

Consideration of planning policies on a national and local level have also been considered throughout, in particular, the following policies from the North Hertfordshire District Local Plan:

SP1	Sustainable development in North Hertfordshire
SP5	Countryside and Green Belt
SP8	Housing
SP9	Design and Sustainability
SP12	Green Infrastructure, landscape and Biodiversity
T2	Parking
D1	Sustainable Design
D2	House extensions, replacement dwellings and outbuildings
NE2	Landscape
NE4	Biodiversity and geographical sites

The proposals are supported by supporting reports and guidance from the following;

- 1) Tree Report by John Cromer's Arboricultural Company
sets out classification of existing trees and RPZ's
- 2) Transport Technical Note by EAS
analysiing access, visibility splays and turning circles
- 3) Preliminary Roost Assessment by Chris Vine
sets out roosting potential of existing barns and recommendations for developemnt
- 4) Geo-Environmental Assessment by WDE Consulting
- 5) BNG Small Sites Assessment

7.2 PROPOSED SCHEME

The following provides analysis of the proposals;

Amount

The proposals relate to the demolition of 2 no. existing grains barns and the proposal for 2no. new detached 4-bed dwellings set within an existing walled plot.

Plot 1

Footprint	198 sqm
G.I.A	291 sqm
No of bedrooms:	4
Max. occupancy:	8
No. of parking	2 resident 1 visitor 1 covered cycle space

Plot 2

Footprint	203 sqm
G.I.A	331 sqm
No of bedrooms:	4
Max. occupancy:	8
No. of parking	2 resident 1 visitor 1 covered cycle space

The existing plot accomodates two large agricultural barns which have a combined footprint of 722sqm. The proposals provide a significant reduction to the built area from existing areas, reducing the built footprint by almost 45%. This is supportive of N.P.P.F guidelines on rural development whch looks to preserve and enhance the openness of the countryside.

The current planning permission has approved a built footprint of 409.65sqm within the site, established by the existing footprint of one of the existing barns. Alongside reducing the number of dwellings on site from 5 units down to 2 units, the new proposals have improved upon the amount of built area by further reducing the built footprints.

Layout

Consideration of the local context has provided guidance of the layout of the site and individual properties, alongside existing features of the site.

Boundary and Access to site

There is an existing flint wall along the boundary of the application site which has provided physical contraint for the site, The existing vehicle access has also been retained as this is an established crossover which can provide shared access to both new dwellings

within the site, similar to other residential plots along the street. and allows for the flint wall to be retained as existing.

Site Layout

The site splits close to the vehicle access, with plot 1 located close to the the site boundary and a new track providing access to the rear of the site. The arrangement of roads and buildings have been devleoped alongside the transport guidance from EAS' report and have informed the placement, track widths and direction of travel for turning circles and ingress/ egress from the site.

As a rural location, there has been a value placed on the enhancement and preservation of the ecology of the site. An arboricultural report has provided the RPZ's of high value trees, In response, the proposed buildings have been positioned to miss the RPZ's of the proposed retained trees

House Orientation

Making use of passive design, plot 1 has been orientated to take advantage of the south-facing sun. With plot 2, large glazed openings have been introduced to the side elvation to take advantage of the south-facing sun.

Layout

The proposals provide two storey accomodation with shared habitable spaces at ground floor level and bedrooms located at first floor level. Large wall openings provide views and connections to the outside space which is a key feature of dwellings in the Porters End location.

Scale

Scale is the height, width and length of a building or buildings in relation to its surroundings.

The overall scale of development is set to significantly reduce based on the existing footprint and volume of development on site, and is also reduced from the level of approved residential use.

	Area of Foot-print (sqm)	G.I.A (sqm)	Volume (cum)
Existing Barns	722	722	4,405
Approved C3 Use	410	649	2,583
Proposed	402	622	2,416
Unit 1	198	291	1,209
Unit 2	203	331	1,207

These figures domonstrate a reduction in the scale of development based on existing and approved schemes to the site which is of

THE PROPOSALS

07

benefit to protecting the openness of the rural location.

Dwellings within the hamlet are of similar scale as the proposed dwellings, with two storey accommodation with single storey additions being the dominant building form throughout. The proposed dwellings have been designed so that they are in scale with the other dwellings of Porters End.

Landscaping

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures.

The main entrance to the site is located via the existing wall opening of the flint wall. As a feature of the site, the application looks to repair and enhance the boundary wall as a feature of the site. Whilst properties are set back from the front boundary to provide parking amenity, the character of the landscaping remains rural, with soft landscaping provided, trees retained and new trees planted. Instead of fencing, boundaries within the site are comprised of low-level estate fencing and hedgerows which are in keeping with the surrounding environment, whilst encouraging biodiversity and openness of the rural location.

Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Architecture

The approved scheme looked to make alteration to the existing metal frame barns to provide five new dwellings. Whilst these are existing buildings, the conversion is out of keeping with the typical residential style of Porters End.

This applications looks to promote designs which are considered more in keeping with the traditional residential vernacular. The proposed two-storey pitched roof dwellings enjoy traditional features including large timber frame windows, chimney stacks, dormer roof details and brick detailing which are all found within the local area.

Materiality

The materiality of the proposed dwellings draws on the established material palette within the local area rather than the site. Replacing the existing metal frame barns; fairface brick, timber weatherboarding, aluminium frames and clay tile roofs are all proposed.

It is believed that this material palette is more in keeping within the hamlet and would establish the new dwellings as part of the existing settlement, rather than setting it apart as a contemporary addition.

Use

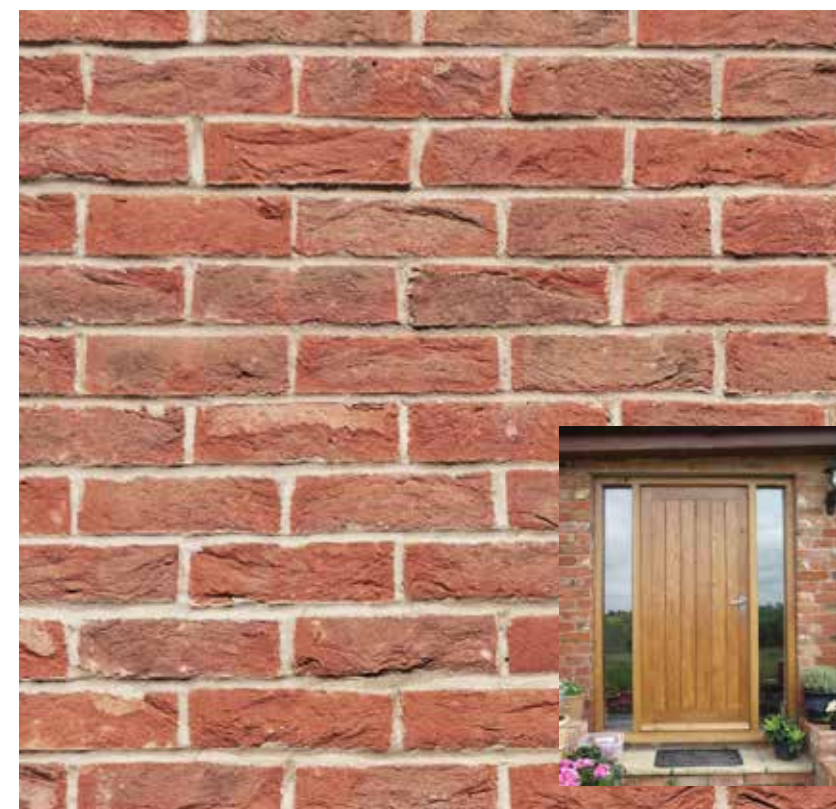
There is a proposed Change of Use from agricultural use to C3 residential. This Change of Use has previously been established and remains live as part of planning approval 25/01017/PNQ. Residential use is in keeping with the local area and is aligned with the local authorities development targets to develop new homes of mixed tenure across North Hertfordshire.

Access

The existing site access was reviewed as part of a study by EAS and has shown to be a suitable size and location to provide access to the site in the context of residential use. Swept path drawings and visibility splays have been considered to ensure that the proposed scheme allows for sufficient turning circles within the site to allow for front facing egress within the site.

Car parking is proposed to LPA standards to the front of each dwelling, ensuring accessible provision is provided for end-users and visitors to the site.

The buildings are designed with level thresholds and meet Part M(1) standards of the Building Regulations to ensure suitable access is provided to the approach and access of all dwellings.



Proposed Materiality to Proposed Extension

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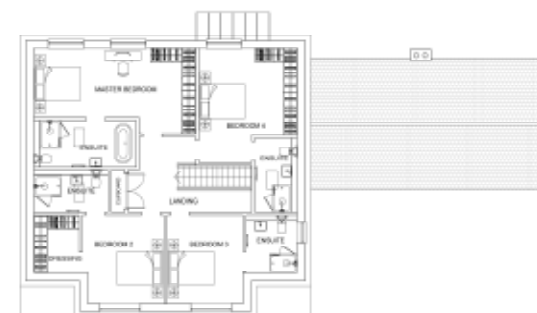
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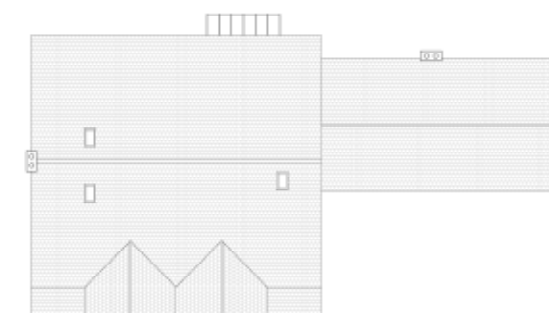
PLOT 1



Ground Floor Plan



First Floor Plan



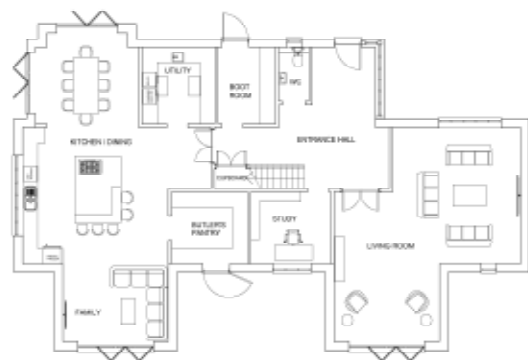
Roof Plan



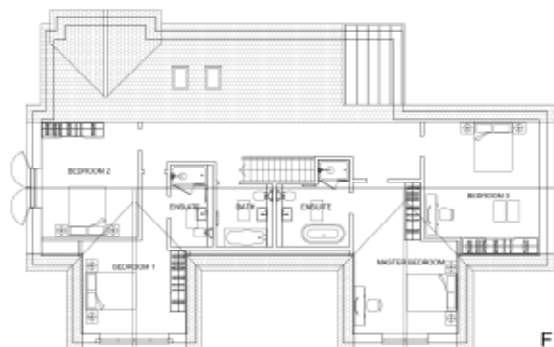
THE PROPOSALS

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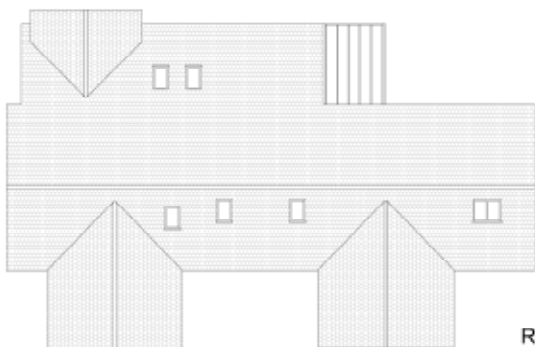
PLOT 2



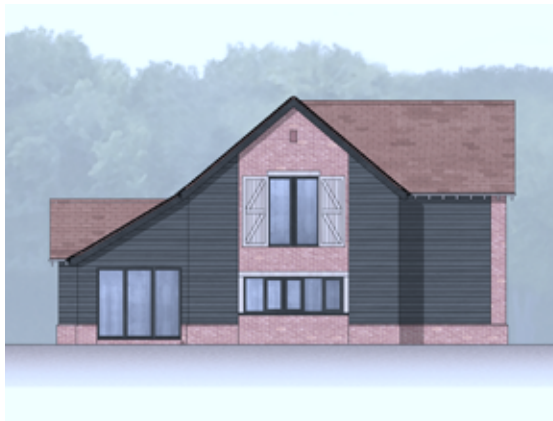
Ground



First Floor



Roof Plan



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7.4

SUSTAINABILITY STATEMENT

In line with North Hertfordshire planning application requirements, the following sustainability statement provides an over view to the sustainability through the N.P.P.F's three overarching objectives - economic, social and environmental.

Economic and Social Objective

Paragraph 79 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside. The ruling within Braintree v SSHCLG [2018] set out that the decision maker must consider whether the development would be physically isolated, in the sense of being isolated from a settlement. The issue of what is a settlement or whether the development would be isolated is a matter of planning judgement. It is clear Porters End comprises a settlement of dwellings and the adjacent Kimpton would comprise a larger village settlement, as it is allocated as a Class A village within the development plan. It is located approximately a 4 minute drive or 1 mile walk away from the village.

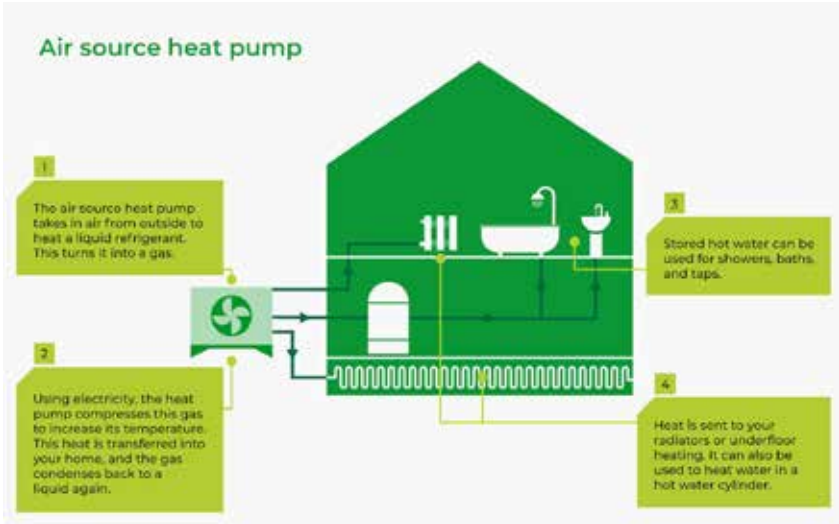
Porters End is also located in the middle of a group of villages; in addition to being 1 mile from Kimpton it is 4 minute drive from Gustard Wood, and 10 minute drive from Harpenden. It is considered that the site will not result in isolated homes in the countryside but will form an infill site at the center of the established cluster of dwellings at Porters End. Residents would have adequate access to local services and amenities found with in the local settlements. . The notion that a sustainable location is one where you can walk or use public transport to work but require private vehicle use to access the countryside and areas for recreation and relaxation no longer follows the working patten of many people. A home that can provide sufficient space for separated home working, external space for recreation and good transport links, while remaining in reasonable distance to the rail network and other public amenities, responds to all aspects of modern living and allows for reduced impact on public highways both for work and recreation needs.

'The suitability of the location for housing development is seen in the grant of planning consent for a development of 5 houses on the same plot of land on Porters End Farm, (25/01017/PNQ).

Environmental Objective

The following measures are proposed to provide an energy efficient development in line with North Herts Sustainability policies.

- Household indoor water consumption will be restricted to limits as set out within the building regulations of 120 litres per day (internal).
- Fittings will be installed in compliance with the maximum fittings consumption table within the building regulations, and all white goods provided will be A-rated.



- To reduce the consumption of fuel during construction development will take place during reasonable daylight hours to minimise the need for artificial lighting. Where possible machinery will be rechargeable electric.
- To reduce the use of energy in properties, all appliances fitted will be A rated and 100% low energy lighting and appliances will be used throughout the scheme.
- To reduce carbon dioxide emissions the proposed properties would be constructed to exceed the current building regulations and to focus on a fabric-first method of construction to deliver properties of high thermal performance that create a low energy environment, minimising the energy needed to manage the home and thus reducing carbon dioxide emissions. This method would look to exceed the building regulations to allow for a detailed construction method which would produce a very low airtightness.
- All properties would aim to achieve an as built EPC rating of A.
- Each home would accommodate on-site sustainable energy generation through the use of an air source heat pump. This would be in line with the Government's aim to phase out the use of mains gas for residential heating systems. By designing to this standard at this stage the benefits are two-fold: the reduction of energy consumption as well as reducing the need to retrofit and upgrade the buildings in the near future. In addition locations where PV panels could be fitted have been indicated on the plans.
- The materiality of the proposed buildings have been considered to ensure reduced carbon emissions and recycling.
- The buildings are proposed to be constructed with timber that will be used from verified sustainable sources, where possible materials will be sourced locally and from renewable sources
- Brick has been proposed as a cladding material and has a long-life span and eventually could be recycled either by careful



- removal or through crushing for aggregate. Brick is known to survive for hundreds of years with careful maintenance and repair.
- The roofing material of clay tiles are products that have a long-life span and can be reused if found to be sound at a time when the roof is being renewed. Alternatively, it can be crushed for use as aggregates.
- We would propose to minimise the use of plastics within the building's construction.
- Air quality is proposed to be preserved through an electrical vehicle charging point to be provided to one space per dwelling to enable electric cars to be a viable option for the proposed occupiers.
- The air source heat pumps will remove outlets from fires or gas boilers therefore improving air quality.
- There are no uses associated with the property that would be considered to offer adverse impacts on soil or water resources.
- Surface water will be attenuated on site to control its discharge into the local drainage network. All hard surfacing will be provided through a permeable SUDs based system. The parking area and footpaths would be of a permeable design using a permeable regular paving system..

THE PROPOSALS

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7.5

WASTE MANAGEMENT

A waste strategy has been prepared for the storage and collection of refuse and recycling, in the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling.

All refuse storage and collection points will be designed in accordance with local authority best-practice recommendations.

With regards to collection it is proposed that for the houses an area of hardstanding will be provided to ensure refuse and recycling can be stored within the garden with provision of a side gate to access the street to enable ease of storage and carry for refuse collections. Communal bin storage areas for waste containers will be sited so that the distance householders are required to carry refuse does not exceed 30m. These containers should be within 25m of the waste collection point specified by the waste collection authority.

Provisions within the dwelling design ensure;

- The kitchen would provide an area in which provision will be made for the storage of household recycling.
- An external location for bin storage to each dwelling has been provided as well as a collection point in line with council guidelines provided to each dwelling allowing for the households to utilise the Council's refuse and recycling systems.
- Large garden will allow for composting of all household uncooked vegetable products and waste, thus providing further on site recycling opportunities.

7.6

ECOLOGY STRATEGY

The proposed development seeks to minimise losses of biodiversity as far as possible, with retention of the vast majority of grassland habitat. However, to accommodate the residential dwellings, and given it is unlikely to be feasible to demolish derelict buildings without impacts on the surrounding grassland, some grassland areas will be lost. To compensate for habitat losses, it is proposed that an allocation of the site is put aside for plantation of new trees.

Other habitats of importance including mature scattered trees, broadleaved woodland and scrub are largely retained and enhanced under the proposals, and through new habitat creation and enhancement of existing habitats, the proposed development seeks to provide an overall biodiversity net gain.

Demolition of buildings will be carried out under a development licence with implementation of appropriate safeguards in regard to roosting bats, with provision of replacement roosting opportunities on existing trees. Few other faunal constraints have been identified, although standard safeguards will be implemented in relation to Badger, birds and general wildlife.

On this basis, subject to implementation of an appropriate mitigation and compensation strategy, it is considered unlikely that the proposals will result in significant harm in terms of ecology.

CONCLUSION

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8.1

CONCLUSION

The existing site has been redundant as an agricultural barn for some time, and currently has permissions in place which approve it for residential use, with a capacity for five dwellings.

This application looks to improve the existing permissions by developing two new dwellings on the site which would be more in keeping with the local vernacular and reduce the scale of development and demand on the site.

Reducing the permission from five semi-detached dwelling to two detached dwellings would reduce the amenity demand on the site and further reduce the transport demands along Porters End Lane.

The proposals have sought to re-address points raised by local residents and now provide opportunity to repair and restore the boundary flint wall as a feature of the site, whilst reducing transport demands along Porters End Lane.

The applicants are looking to invest in a scheme which looks to protect the long-term sustainability of the site through well-considered design and appropriate use of the site in a manner which supports the objectives of local and national housing demands, whilst ensuring the protection of the rural location.

Proposals have been designed in line with national and local planning policy, and have prioritised enhancing and protecting the historic asset. With this in mind, it is considered that the proposals are a positive amendment to the local area and the site, and should be considered for acceptable by the local planning authority.



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