

JW Smith and Sons

New Street Farm, Kents Lane, Standon, Ware, Hertfordshire SG11 1PJ

Design and Access incorporating Planning Statement

**Demolition of an Agricultural Building and Grain Silo and Replace with a New
Agricultural Building in the Same Location.**

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- A: Site Location Plan** – SmithNSF-1-5-001-SiteLocationPlan
- B: Existing OS Plan** – SmithNSF-1-1-001-ExistingSitePlan
- C: Existing Floor Plan & Elevations** – SmithNS-1-2-001-ExistingBuilding
- D: Proposed Site Plan** – SmithNSF-1-1-002-ProposedSitePlan
- E: Proposed New Building** - SmithNSF-1-2-002-ProposedBuilding

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1.0 INTRODUCTION

1.1 This Design and Access incorporating Planning Statement is submitted to accompany a planning application for the demolition of an agricultural building, which is to be replaced by a single modern general purpose agricultural building in the same location at New Street Farm, Kents Lane, Standon, Ware, SG11 1PJ.

1.2 The application has been prepared by S B Rice Limited on behalf of the applicant, JW Smith and Sons

1.3 The application is in full and is accompanied by

- Design and Access incorporating Planning Statement
- Scaled plans and drawings.

2.0 THE PROPERTY

2.1 New Street Farm is located directly to the south of the A120, bordering Standon to the east and Puckeridge to the north. The farm is around 7.5km to the east of Bishops Stortford and 7.75km north-east of Ware.

2.2 New Street Farmyard comprises of a range of agricultural buildings and forms part of the farming business of JW Smith and Sons. The farm totals approximately 2637 acres which is primarily arable land with 114 acres of pasture, 42 cattle and 47 acres of ancient woodland.

2.3 The site is served by an existing vehicular access off the A120 Kents Lane.

2.4 A copy of the Site Location Plan identifying the site, farmyard and land used by the applicant's farming business is submitted as **Appendix A**.

3.0 THE APPLICATION

3.1 The Existing OS Site Plan showing the building to be removed in context to the farmyard is submitted as **Appendix B**.

3.2 The agricultural building to be removed is constructed from steel frame, concrete panels and clad in corrugated wall and roof sheets. Floor plan and elevations of the agricultural building and the silo



to be demolished are submitted as **Appendix C**.

- 3.3 Following removal of the existing building and silo, the applicant proposes construction of a modern agricultural building within the footprint of the previous building. The Proposed Site Plan depicting the new replacement building (grey), as well as highlighting the extent of the structures to be removed (red dashed lines) can be seen in **Appendix D**.
- 3.4 The replacement building will be constructed in steel frame, concrete panels and clad in olive green box profile wall cladding, and Marley Eternit Farmscape Anthracite Big Six profile roofing sheets with appropriate roof lights. Two high level roller shutter doors, one of the northern elevation, and one on the western gable and personnel doors on the north, south and west elevations complete the openings. The proposed elevations, floor plan, roof plan and typical section of the new replacement building are submitted as **Appendix E**.
- 3.5 The new building will be located on the footprint of the previous building within the existing farmyard and will be flanked on three of its sides by existing agricultural buildings.
- 3.6 The existing access from the highway is already constructed to a high standard to serve the farmyard and does not require any upgrading or improvement.

4.0 **PURPOSE OF DESIGN AND ACCESS STATEMENT**

- 4.1 The Design and Access Statement illustrates that the applicant has fully considered the design issues associated with the proposed development. This is in accordance with Section 9, Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4.2 The Act advises that the Statement should cover
- (a) The design principles and concepts that have been applied to the development;
 - (b) The steps taken to appraise the context of the development and how the design of the development takes that concept into account;
 - (c) The policy adopted as to access and how policies relating to access in relevant local development documents have been taken into account;

- (d) What, if any, consultation has been taken on issues relating to access to the development and what account has been taken of the outcome of any such consultation;
- (e) How any specific issues which might affect access to the development have been addressed.

4.3 This Statement is structured in accordance with “Design and Access Statements – How to Write, Read and Use Them” published by the Commission for Architecture and the Built Environment (CABE). It demonstrates the design process for the development and should be read in conjunction with the planning application, drawings and accompanying documents.

5.0 ASSESSMENT

5.1 Location

5.2 The site of the new building lies within the existing farmyard at New Street Farm. The site postcode is SG11 1PJ and centres at approximately X: 539390, Y: 222503, OS grid coordinates (National Grid) TL 39390 22503.

5.3 The application site falls under the jurisdiction of East Herts District Council and is located within the Standon Conservation Area. Directly to the north of the site lies the A120 (Kents Lane), the public highway from which New Street End Farm is accessed.

5.4 The closest residential property is located circa 19m directly north of the existing/new building and is separated from the development by existing residential garden.

5.5 Bishop Stortford is 7.6km east.

5.6 The M11 motorway is 12km east of the farmyard.

5.7 Physical Context

5.8 The location of the replacement building is central within the existing farmyard at New Street Farm. The site and surrounding area are relatively level and surrounded by mature trees and field boundary shrubs & hedgerows. As such, the existing farmyard is well contained within the landscape.

- 5.9 Existing built form (walls, buildings and agricultural barns), mature trees/landscaping, topography and a wide grassed verge all combine for only allowing fleeting views of the site from the nearby A120 which passes east-west along the northern boundary of the farm.
- 5.10 Standon 015 PRoW runs in a north-south direction within the applicant's land ownership, approximately 70m east of the proposed development site. Standon Business Park is 15m further east of the PRoW, and 85m east of the proposed development site.
- 5.11 The farm is located within the Standon Conservation Area. There are no statutory designated sites within 1km of the application site.
- 5.12 There are three Grade II Listed properties within close proximity of the proposed development, one of which is within the applicant's land ownership. *New Street Cottage* is closest at 19m to the north, with *Granary at New Street Farm* (within the applicant's ownership) 40m west of the proposed development. *New Street House* is 60m north-west of the site and separated from it by parking, farmyard and a large agricultural building.
- 5.13 Plashes Wood SSSI is located 1.5km to the south-west. Scheduled Monument (SM) '*Roman Site near Railway Station*' is located 0.96km north of the site but separated from the site by masses of built form (not least the A120, the village of Puckeridge, Standon and Puckeridge Lawn Tennis Club and the Ralph Sadleir Middle School).
- 5.14 **Assessment of Potential Flood Risk.** - In accordance with the National Planning Policy Framework (NPPF) all forms of flood risk need to be considered in relation to any development.
- 5.15 The Environment Agency's Indicative Flood Risk Map shows that the site lies completely in Flood Zone 1.
- 5.16 The Framework requires six types of flooding to be assessed which are;
- Fluvial flooding
 - Flooding from the sea
 - Flooding from land
 - Flooding from rising ground water
 - Flooding from blocked, overloaded or burst sewers or water mains

- Flooding from reservoirs, canals or other artificial sources.
- 5.17 The fact that the site is located within Flood Zone 1 means that it is at extremely low risk of fluvial flooding (less than 1:1000) and therefore highly unlikely that the site will be adversely affected by fluvial flooding.
- 5.18 The site is located well inland on a ground level in excess of +65m AOD and therefore the risk of the site flooding from the sea is considered minimal.
- 5.19 Intense rainfall often of a short duration that is unable to soak into ground water or into drainage systems can quickly run off land and result in local flooding. The site is largely surrounded by permeable agricultural land and therefore, in the majority of rainfall events, it is considered that water would either percolate into the topsoil and through to ground water or be lost through evaporation.
- 5.20 Ground water flooding will only occur when water levels in the ground rise above surface elevations and is most likely to occur in low lying areas underlain by permeable rocks containing aquifers. Due to the topography of the site and the fact that the current land drains well, it is highly unlikely that the site would be subject to any risk of ground water flooding.
- 5.21 The fifth form of flooding that has to be considered is that caused by blocked, overloaded or burst sewers and water mains. There are no sewers or water mains in the vicinity of the site considered to pose any significant flood risk to the site.
- 5.22 Finally, there are no reservoirs or artificial sources of water in the vicinity of the site considered to pose a flood risk to the site, and Environment Agency mapping indicates that the site is not at significant risk of flooding from any reservoir.
- 5.23 **Social Context**
- 5.24 The removal of the existing building with replacement and construction of a new agricultural building will be completed on land that is wholly within the ownership of the applicant.

- 5.25 The farm business employs a total of x14 staff (x6 full time and x8 part time which includes x2 seasonal workers).
- 5.26 The construction of a general purpose agricultural building to replace the existing building will provide a secure, modern agricultural building and safer working environment for farm operatives & employees.
- 5.27 The versatility of the proposed general-purpose building will allow agricultural plant, equipment, consumables and produce to be stored safely & securely to minimise the risk of theft.

6.0 DESIGN AND ACCESS

- 6.1 The application seeks planning permission for
- Demolition of x1 single agricultural building and x1 grain silo.
 - Construction of x1 replacement general purpose agricultural building.
- 6.2 The new building has been designed to provide modern general purpose agricultural storage facilities whilst taking into account the need to provide an efficient and safe working environment for employees.
- 6.3 The design has also taken account of the potential impact of the development on the landscape and immediate environment surrounding the farmyard, including its location within the Standon Conservation Area.
- 6.4 The construction of the proposed new building would not require the removal of any existing vegetation.
- 6.5 The construction of the proposed new building would not require any significant excavation, other than that normally associated with the construction of an agricultural building such as foundations etc.
- 6.6 The proposed replacement building has been designed to meet the specific requirements of its intended use and follows acknowledged and recognised agricultural building design principles and construction techniques.

- 6.7 The building (**Appendix E**) has a maximum ridge height of circa 6.9m, is modest in size, and with a footprint of 36.6m x 15.2m will largely occupy the floor area of the existing building and silo it is replacing (**Appendix D**).
- 6.8 The current building has a main ridge height of 7m. The removal of this building with replacement of the new will see the main ridge height reduce by around 100mm. The current building also comprises of a 12m high tower and a 10m high grain silo (**Appendix C**). Following their removal under the proposal, the new building will appear much reduced, lessening both the impact of the previous buildings within the landscape, and number of structures at the farm.
- 6.9 The proposed replacement building would remain surrounded by existing agricultural buildings to the north, west and south within the farmyard, that would all be of similar heights and scale.
- 6.10 It will therefore be well contained within the farmyard and not easily visible in the wider landscape. Mature hedges surround the site of the farmyard to also help to further screen the building in the wider landscape.
- 6.11 The proposed building is of conventional steel frame construction with concrete panels to a height of 2.2m. The building will be clad in dark green box profile steel cladding to eaves and ridge level. The roof of the building is proposed at a shallow pitch of circa 06 degrees and finished in Marley Eternit Farmscape Anthracite Big Six profile roofing sheets. The Farmscape Anthracite roofing material has been chosen with a dark grey matt finish to match the existing surrounding buildings and further help it blend in with the existing agricultural development in the yard and surrounding landscape.
- 6.12 The north and west elevations of the replacement building would have galvanised steel shutter doors and personnel doors. The south elevation would have a single personnel door. The remaining east elevation would be blind. The location of the openings on the replacement building would be very similar to that of the demolished building.
- 6.13 The building is for a non-habitable and agricultural use. Notwithstanding this, the applicant has made reference to the East Herts March 2021 Sustainability SPD, and the design of the replacement building has been considered in terms of its sustainability, energy use and renewable energy incorporation.

- 6.14 With the proposal being for a replacement building, excess roof surface water run-off from the new building will continue to drain to the existing farmyard drainage system which is dealt with in an efficient environmentally sustainable manner through the use of soakaways.
- 6.15 Unlike the current building, the replacement building will incorporate rainwater harvesting systems to both further reduce roof storm water run-off and save on mains water usage within the farming operations.
- 6.16 Solar PV panels are proposed for the south facing roof, with roof lights proposed on both roof pitches to allow natural daylight inside to minimise the need and use of artificial lighting (**Appendix E**).
- 6.17 Modern materials, cladding and construction techniques will mean operations carried out inside the new building will create much less noise and dust disturbance than current arrangements. The negative impact on neighbour amenity will be greatly reduced.
- 6.18 Where appropriate and available, the development will use recycled, sustainable and locally sourced materials in its construction.

7.0 **PLANNING POLICY FRAMEWORK**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant statutory requirements.

7.2 The Development Plan comprises the East Herts District Plan (adopted October 2018).

7.3 The application site is located within the Standon Conservation Area.

7.4 **National Planning Policy Framework (NPPF)**

7.5 The current revised NPPF was published and adopted as national planning policy guidance in December 2023. The NPPF clearly sets out the Government's intention for any new development to be sustainable and clarifies the important role that planning has in ensuring the delivery of

sustainable development.

- 7.6 The National Planning Policy Framework (NPPF) confirms that at the heart of the Framework is a presumption in favour of sustainable development. When considering a proposal, Local Planning Authorities should approve development proposals that accord with the development plan or where the plan is absent, silent or relevant policies are out of date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.7 Section 6 of the Framework confirms that planning policies and decisions should **enable** both the development and diversification of agricultural and other land based rural businesses.
- 7.8 Section 16 of the Framework sets out requirements and guidance for local planning authorities determining applications affecting heritage assets/listed buildings and in conservation areas. In determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.9 The Framework confirms that proposals that preserve elements of an assets setting (or enhance or reveal its significance) should be treated favourably.
- 7.10 **East Herts District Plan (Adopted 2018)**
- 7.11 The East Herts District Plan was adopted on the 23rd October 2018.
- 7.12 The policies within the District Plan that are relevant to this application are;
- DES4 – Design of Development
 - ED2 – Rural Economy
 - HA4 – Conservation Areas
 - HA7 – Listed Buildings
 - TRA2 – Safe and Suitable Highway Access Arrangements

7.13 The relevant policy and topic guidance from the East Herts Sustainability SPD March 2021 has been considered.

7.14 Also of consideration is the adopted (December 2013) East Herts Council, 'Standon Conservation Area Appraisal and Management Plan'.

7.15 The East Herts Council, 'Conservation Areas Guidance for Owners and Occupiers' document has also been consulted.

8.0 KEY PLANNING ISSUES

8.1 The main key issues are:

1. The principle of the development
2. Demolition and erection of a replacement building within the Conservation Area
3. Design and layout
4. Neighbour amenity and impact on Listed Buildings

9.0 ASSESSMENT OF COMPLIANCE WITH PLANNING POLICY

9.1 The key objective of the proposed development is to remove an agricultural building of substandard construction and surplus grain silo and replace them with a modern agricultural building in the same location. The new building is to provide the existing farming business with modern, safe, secure, and accessible undercover storage facilities. The principal use of the building will be for the general storage of farming machinery and consumables used by the business.

9.2 Section 6 of the NPPF makes it clear that decisions should help create conditions in which businesses can invest, expand and adapt, with significant weight being placed on the need **to support** local business needs, allowing them to build on their strengths and address challenges of the future. Section 6 specifically states decisions should **enable** growth, expansion, and development of agricultural and land based rural businesses.

9.3 Policy ED2 of the Local Plan confirms that to support sustainable economic growth in rural areas and to prevent the loss of vital sources of rural employment, proposals that support the sustainable

growth and expansion of existing businesses in rural areas will be **supported** in principle where they are appropriately and sustainably located.

- 9.4 The applicant's proposal to erect a replacement modern agricultural building in the same location as the one it replaces, to meet the needs of their existing rural business meets relevant criteria and accords with both National and Local Planning Policy.
- 9.5 The proposal involves the demolition of, and erection of an agricultural building within a Conservation Area, as such Policy HA4 is relevant. It confirms that permission for the demolition of buildings or structures within a Conservation Area will only be granted if it makes no contribution to the character of the Conservation Area and the replacement is of good design and satisfies other requirements of the policy which includes to;
- a) Respect established building lines, layouts and patterns.
 - b) Use materials and adopt design details which reinforce the overall character and are traditional to the area.
 - c) Be of a scale, proportion, form, height, design and overall character that accords with and compliments the surrounding area.
 - d) Have regard to any 'Conservation Area Character Appraisals' prepared the District Council and safeguard all aspects which contribute to the area's special interest and significant, including important views and green spaces.
- 9.6 The building to be demolished is of very limited architectural merit, consisting of a typical pitch roofed steel portal framed building with concrete wall panels and clad in corrugated sheeting. It also consists of a 12m high tower that extends 5-5.5m above the ridge lines of the surrounding farm buildings and is a dominant feature in the skyline. The surplus grain silo is a typical 10m tall steel cylindrical structure with conical roof that is also a highly visible and dominant feature in the landscape. Elevations and floor plan of the existing building and silo are submitted as **Appendix C**.
- 9.7 The removal of the building and structure will have a significant benefit on the surrounding views and landscape of the site, as well as neighbouring amenity due to the removal of the two highest and dominant aspects of built form at the farm. The replacement building will maintain this

significant benefit through its much lower overall height and much reduced dominance, both in the landscape and on the skyline (*Figs 1-3*).



Fig 1

(www.google.co.uk/maps)

View looking SE towards the farm from the A120. Dominant 12m high tower and 10m grain silo to be removed as part of the development are highlight in red. The replacement building will not be visible in this view, with the subsequent skyline greatly enhanced.



Fig 2

www.google.co.uk/maps

View looking south into the farm from the A120. Dominant 12m high tower, 10m grain silo, 12m high tower and the section of ridge line to be removed as part of the development are highlighted in red. The replacement building with its slightly lowered ridgeline will be seen as much reduced built form within this fleeting view from the A120 with the subsequent skyline greatly enhanced.

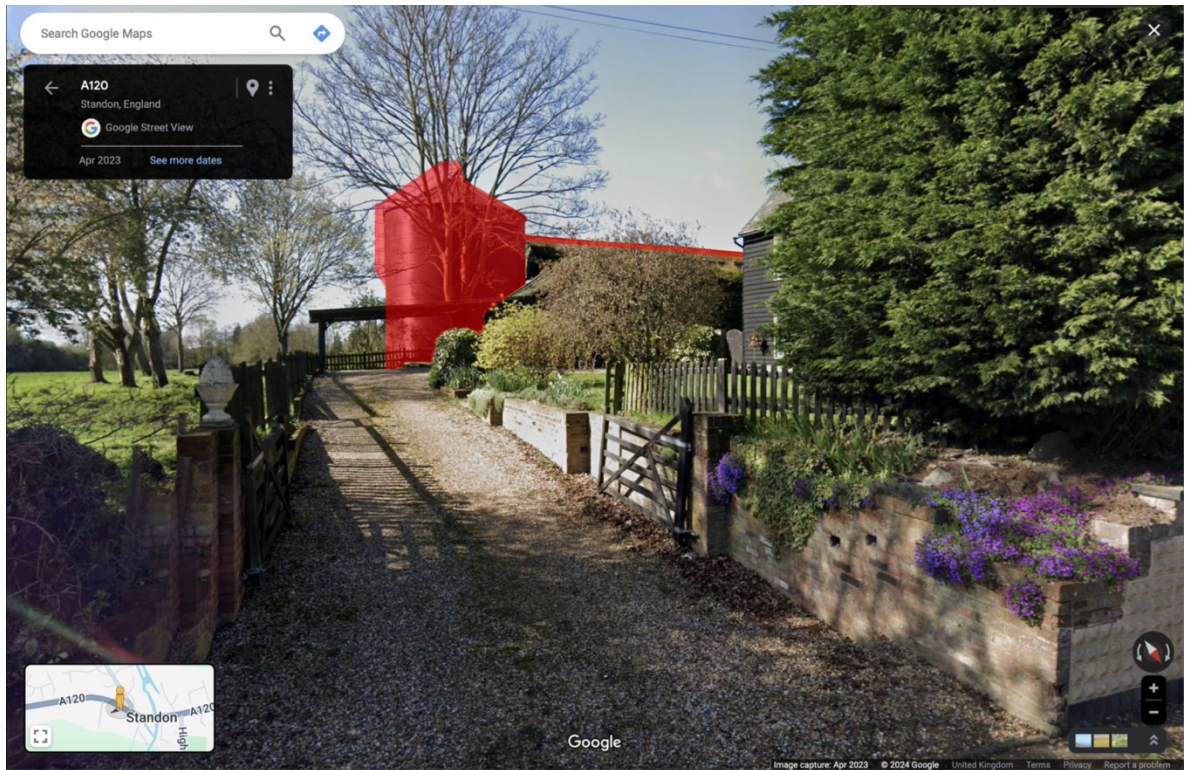


Fig 3

(www.google.co.uk/maps)

View looking south towards the farm from the A120 adjacent to New Street Cottage. Dominant 10m high grain silo and the section of ridge line to be removed as part of the development are highlight in red. The replacement building with its slightly lowered ridgeline will be barely visible in this fleeting view from the A120, with the subsequent skyline greatly enhanced.

- 9.8 The site and immediate surrounding agricultural land and buildings have been appraised within the 'Standon Conservation Area Appraisal and Management Plan', with Para 6.57 of the appraisal confirming; *"The historic buildings to the frontage of Kents Lane are an important architectural entity in this part of the Conservation Area. However, the large scale agricultural buildings to the rear that are dominant in the landscape, detract."* Picture 8 within the SCAAMP is then of the application site as viewed from PRoW 015 whereby the large scale agricultural buildings, including the grain silo and building which are both to be removed are depicted and mentioned.
- 9.9 It is identified within current Council documentation and Policy that neither of these structures make a positive contribution to the character of the Standon Conservation Area. Their demolition

would not contradict Policy HA4 or the adopted Management Plan and should therefore be allowed.

- 9.10 The proposed replacement building is of similar scale and design to the current agricultural building but without the 12m tower or the 10m high grain silo. The replacement building will generally sit on the same established building line and layout (opening/shutter door positions) and orientation as the current building, thus also maintaining the existing farmyard layout pattern.
- 9.11 Alongside concrete wall panels, the new building will utilise established modern cladding and roofing materials (including roller shutter and personnel doors) for increased safety and security but will retain its agricultural use and style and therefore overall character. Elevations and floor plan of the proposed replacement building are submitted as **Appendix E**.
- 9.12 The location, design, construction, and appearance of the replacement building accords with the requirements of Policy HA4.
- 9.13 Policy DES4 of the Local Plan shares similarities with HA4 in providing guidance and stipulations to the design, layout and appearance of development proposals. The proposal in this context is agricultural in nature and therefore not all aspects of DES4 are relevant. Of those that are, DES4 states that development proposals must be of a high standard of design and layout, make the best possible use of available land, respect the character of the site and surrounding area in terms of scale, height, massing, orientation and avoiding significant detrimental impacts on the amenity of the neighbours.
- 9.1 Some relevant policy aspects required under DES4 are also further expanded upon within the East Herts Sustainability SPD March 2021 where guidance and requirements to consider sustainability, energy use and renewable energy incorporation are stated.
- 9.2 The replacement building (**Appendix E**) is a modern general purpose agricultural building and as is typical with the requirements of agricultural buildings, their design and appearance is largely dictated by their function.
- 9.3 In terms of agricultural buildings, it is of a high-quality design and proposes materials that are synonymous with today's modern agricultural buildings that provide safe, secure working environments with colour tones and palates that assist in blending into the surrounding landscape.

Natural coloured concrete panels are proposed, with dark olive green box profile cladding to eaves and ridge height. The shallow pitched roof will be constructed using Marley Eternit Farmscape Anthracite Big Six Profile roofing sheets. The dark grey matt finish will help the building to immediately blend into the landscape without the requirement for weathering.

- 9.4 The proposal will improve the character of the site by removing the massing of two existing large structures with high points of 12m and 10m and replacing them with one structure in the same location (**Figs 1-3**). The new building will have a consistent ridge line height around 100mm lower than the main part of the current building, thereby respecting the character of the site, surrounding area and enhancing the skyline.
- 9.5 Constructed on the same site, orientation and with a lower roof ridge line, the replacement building will not have a detrimental impact on neighbouring properties or land. The reduction in ridge height and overall total heights at the site will have a positive visual impact.
- 9.6 The use of the building will remain the same and the proposal will see significant benefit to neighbouring and residential amenity as the replacement building has been designed to incorporate the volume of the grain silo to be removed. Current operations mean that potentially noisy and dusty loading and unloading of the grain silo during harvest occurs in close proximity to a residential dwelling and garden. This procedure will now be moved further away from the dwelling and also be contained within a modern building built to modern standards. Neighbour amenity will therefore be improved through reduced noise and dust impact.
- 9.7 With the building being a replacement in the same location and with reduced heights, there will also be no disturbance to daylight or privacy to neighbouring properties. In fact, following the removal of the current building and silo, daylight and privacy will be enhanced, and overshadowing on neighbouring properties will be reduced.
- 9.8 The main shutter doors/large scale access openings are proposed in the same location as those currently, meaning the farmyard movements and circulation involved in the operation of the building will also remain the same.
- 9.9 The design of the replacement building is of high quality and will use modern cladding materials and construction techniques. Renewable energy will be generated from the solar PV panels (on the

south facing roof pitch), and the rainwater harvesting system will reduce demand on water supplies. Roof lights on both pitches will allow natural daylight inside to minimise the need and use of artificial lighting (**Appendix E**).

- 9.10 The replacement building will continue to utilise the farms existing waste and recycling storage areas and facilities.
- 9.1 The proposed building's design, appearance, use of modern technology and renewable infrastructure and subsequent enhancement to surrounding amenity accords with the relevant requirements of Policy DES4 and the appropriate policy guidance contained within the East Herts Sustainability SPD March 2021.
- 9.2 Based upon the Historic Environment Record (HER) of East Herts Council, there are three Grade II Listed Buildings within close proximity to the site (one within the ownership of the applicant). Policy HA7 states that proposals affecting the setting of a Listed Building will only be permitted where the setting of the building is preserved.
- 9.3 *New Street Cottage* is the closest Listed Building to the site, situated 19m immediately north of the current building and silo. The *Granary at New Street Farm* is then 40m west and within the applicant's ownership. *New Street House* is then located 60m north-west of the site. The setting of all three Listed Buildings is one where they are seen and viewed against, amongst, and within a backdrop of agricultural farm buildings in a modern working farmyard.
- 9.4 As detailed above in earlier paragraphs, the proposed replacement building will be constructed in the same location, orientation, and layout as the current building, but will have a reduced ridge height and a much reduced overall total height (max 7m as opposed to 12m). The replacement building will also be much lower than the surrounding two main agricultural buildings which stand at heights of 7.5m and 8m high.
- 9.5 Maintaining the same agricultural use, being constructed in typical materials associated with agricultural buildings, and being sited no closer to *New Street Cottage* and *Granary at New Street Farm* than the current building and structure, it is fair to conclude that the setting of these two Listed Buildings will not be adversely affected, with the replacement building being deemed not materially harmful as defined by the NPPF. Through the removal of the 10m high grain silo and 12m

high tower of the current building (**Figs 1-3**), the development will have a significant improvement on both their settings. The impact of the proposed development on the setting of these Listed buildings will at worst be neutral, with it more likely their settings will be enhanced.

- 9.6 The Grade II Listed *New Street House* located 60m north-west of the site is separated from the development proposals by existing parking, farmyard and a large-scale agricultural building. In particular, a large-scale agricultural building to the west will prevent views of the replacement building appearing within the setting of this Listed Building. The demolition of two tall structures to be replaced with a similar scale but lower building in the same location (**Figs 1-3**) will help to preserve the setting of this Listed Building and potentially enhance it. Overall, the impact of the proposed development on the setting of *New Street House* will be negligible.
- 9.7 The proposed development and application meets the requirement of both Section 16 of the NPPF and Policy HA7 of the Local Plan.
- 9.8 Policy TRA2 of the Local Plan is also of consideration and states development proposals should ensure that safe and suitable access can be achieved for all users as well as confirming the development be acceptable in highway safety terms, not result in any severe residual cumulative impact and not have a significant detrimental effect on the character of the local environment.
- 9.9 As the new building generally consolidates existing floor area & storage volume from the building and silo it replaces, there will be no additional vehicle movements associated with the new building.
- 9.10 The floor plan layout of the replacement building provides main access doors in the same location as that of the current building. The access and circulation spaces involved in its use will therefore remain the same as existing, meaning safe and suitable access is maintained and the character of the local environment is preserved.
- 9.11 The existing vehicular access from the farmyard onto Kents Lane is constructed to a high standard that already meets Highways' requirements. The new replacement building will not require any improvement to the existing highway access.
- 9.12 The proposal therefore accords with Policy TRA2 of the Local Plan and Para 115 of the NPPF.

10.0 SUMMARY AND CONCLUSIONS

- 10.1 The application is seeking full planning permission for the demolition of a large grain silo and sub-standard agricultural building, to be replaced with a modern agricultural building in the same location at New Street Farm for the use by the existing agricultural business.
- 10.2 The replacement building would be 15.2m wide by 36.6m long, 6m to the eaves with a ridge height of 6.9m and located within the existing farmyard at New Street Farm.
- 10.3 The development site is within the Standon Conservation Area and the applicant has reviewed and assessed all requirements pertaining to the demolition of buildings within the Conservation Area. The existing agricultural buildings and structures to be removed have been appraised by East Herts Council's 'Standon Conservation Area Appraisal and Management Plan' which concluded they are a dominant feature in the landscape and **detract** from the Conservation Area. Their demolition should therefore be duly allowed.
- 10.4 The removal of the building and structure will have a small but significant benefit on the surrounding views, landscape and Conservation Area due to the removal of the two highest and dominant aspects of built form at the farm. The replacement building will **maintain** this benefit through its much lower overall height and reduced dominance of built form in the Conservation Area landscape and skyline (*Figs 1-3*).
- 10.5 The proposed replacement building has been assessed by the applicant to determine its potential impact on the setting of three nearby Grade II Listed Buildings/Heritage Assets. It has been concluded that the removal of two taller agricultural structures and replacement with a single lower agricultural building in the same location will not have an adverse or detrimental impact on the setting of the heritage assets. The reduced scale and massing of the single replacement building alongside the complete removal of current dominant structures will be an improvement to their setting. The impact of the development on the setting of heritage assets will be negligible, with their setting likely to be enhanced.
- 10.6 The development will have no impact on vehicle movements associated with the farming operations, and access to the new replacement building will be via the existing farm access which is already designed to a high standard and will not be altered as a result of this application.

- 10.7 The lower replacement building would be fleetingly visible from the adjacent road, being largely obscured by existing farm buildings and mature roadside vegetation. The design has been carefully considered to be of an appropriate scale, construction and appearance to ensure that it minimizes the impact on the landscape.
- 10.8 The replacement building is sustainable, incorporating modern materials, construction techniques and renewable energy in the form of roof mounted solar PV. A rainwater harvesting system is also to be incorporated to save mains water usage.
- 10.9 The proposal accords with the requirements of the relevant national and local planning policies, and we dutifully request that planning permission is granted.