



# HOME FARM, DANE END

## OVERVIEW

**CLIENT**  
King & Co

**SECTORS**  
Residential  
Commercial

**LOCATION**  
Dane Lane, Hertfordshire

**PLANNING AUTHORITY**  
East Herts District Council

**HIGHWAY AUTHORITY**  
Hertfordshire County Council

**PROJECT TEAM**  
Aylward Town Planning  
Grey Griffiths Architects

**PROJECT DIRECTOR**  
John Hopkins



## PROJECT

We were instructed by King & Co to support a scheme for the part conversion and redevelopment of the existing commercial yard at Home Farm, Dane End to provide 26 new homes and 4 rural employment buildings, along with a new pocket park and community orchard. Two historic agricultural buildings currently in commercial use will be converted into new homes with other obsolete buildings being replaced with a number of new homes and employment units designed to reflect the local rural character.

## APPROACH

Initial feasibility advice was provided to King & Co with regards to potential site access opportunities and associated development scale. A Transport Statement and various site access and off-site highway works improvement drawings were prepared to support the planning application.

Following submission of the planning application we responded to comments from the Highway Authority, including amendments to the package of proposed highway works to ensure the scheme could be considered to be fully compliant with local transport plan (LTP4) aspirations and subsequent to this officers raised no objection to the development proposal.

## OUTCOME

Following an officer 'recommendation for approval' the council's development committee voted unanimously in favour of the scheme in August 2020; the Section 106 Agreement is currently in the process of being finalised.

The outcome was particularly pleasing given the sites previous planning history that includes a recent planning appeal being dismissed on highway grounds, with TPA [Damian Ford] supporting the local action group in this instance.

## RELATED PROJECTS

Tonwell Tower, Tonwell

