

Design, Access & Planning Statement

**Land adjacent C1059, Hatfield,
Herefordshire HR6 0SG:**

Proposed Residential Development

Prepared on behalf of Mr C Andrews

November 2021



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1.0 Introduction

1.1 This statement is submitted by Baume & Co in support of a full planning application by Mr C Andrews for residential development on land adjacent C1059, Hatfield, Herefordshire HR6 0SG .

1.02 Full details of the application site and proposed development are provided in Sections 2 & 3 of this statement. The application submission is supported by the application drawings, Transport Statement, Ecological Survey report, Surface Water Management Plan/Foul Drainage Strategy, Arboricultural Survey report and Landscape Design layout proposals

1.03 This statement identifies the key planning issues in relation to the site and identifies the supporting factors which justify the proposed development. The statement sets out the approach taken and is structured as follows:

Section 2 – Application site, surroundings and planning history: a description of the application site, its context and history.

Section 3 – Proposed Development: A description of the proposed development

Section 4 – Planning Policy context : A review of the planning policy which has influenced the proposed development.

Section 5 – Principal Planning considerations: An assessment of the principal planning and material considerations relevant to this application submission.

Section 6 – Conclusions and recommendations: A summary of the key planning policy and other material considerations, with recommendation to grant planning permission.

2.0 Application Site, surroundings and Planning History

2.01 The settlement of Hatfield is broadly linear in arrangement, located alongside the arterial C1059 public highway; approximately 6 miles south of Tenbury Wells, 8 miles east of Leominster and 7.5 miles north west of Bromyard. Hatfield is acknowledged to be a sustainable location by virtue of being identified as being one of the 98 other settlements identified as being appropriate locations to

provide proportionate housing development in the county to 2031, within Herefordshire's Local Plan Core Strategy

- 2.02 The application site forms part of wider agricultural land within the applicant's ownership. The site is located immediately to the north west of the C1059 public highway towards the eastern extremity of the settlement, beyond a wide highway verge with mature hedge planting which defines the site perimeter.
- 2.03 The red lined application site area extends to 0.57 ha and comprises broadly level agricultural land, bounded to the south east by a native agricultural hedge and the south west by a native hedge, with 6 trees located off site close to the application site boundary. The north east and north west boundaries are open and unmarked to the ground.
- 2.04 A significantly larger area of land which included the application site was considered in the 2019 Strategic Housing Land Availability Assessment (SHLAA) ref O/Hat/003. The SHLAA concluded that the larger area as a whole had low to moderate residential capacity.

However these application proposals relate to a much reduced site area with correspondingly more modest proposals, which are considered to be appropriate to its location and context within the settlement and entirely policy compliant.

- 2.05 The application site is located immediately adjacent the C1059 public highway which forms the main arterial route through the settlement. The settlement pattern is linear/wayside and dispersed on an east-west axis from the church and former school to the west of the site, with Lockleys Farm to the east. Existing built development is dispersed along both sides of the public highway with the main built up part of the settlement in the general location of the application site. As such, these application proposals represent logical further expansion of the built settlement.
- 2.06 Available on line data does not reveal any previous planning history for the application site.
- 2.07 A pre planning application consultation request application was submitted by MHCE in March 2021 relating to residential development proposals (ref

211216/CE, the response subsequently received in April 2021 was supportive of the principles of development promoted therein. The Council's detailed consultation response has informed the ongoing design progression towards this formal planning application submission.

3.0 Proposed Development

- 3.01 This planning application seeks full planning permission of a development of five dwelling houses together with vehicle access from C1059 public highway, each incorporating on plot car parking and cycle storage to the Council's specified standard, together with private fore and rear gardens, in very generous sized plots. The development density achieved by five dwellings within a site area of 0.69 ha is correspondingly modest, however the site layout is informed by the pattern and character of existing built form within the settlement. Having regard to Hatfield representing one of the smaller settlements within the county identified for proportionate residential development CS Policy RA2 (1) emphasises that within smaller settlements of this type, particular attention to the form, layout, character and setting of the site together with its relationship with built form within the wider settlement is of importance.
- 3.02 A site layout drawing (numbered 7872.02f) including proposed roadside elevation together with plans and elevations of individual house type designs prepared by Hook Mason Architecture, form part of this application submission; which is additionally informed by an Access Note Statement prepared by DTA Transportation, Ecological Survey prepared by Worsfold & Bowen, Surface Water Management Plan prepared by Hydrologic Services Ltd, Arboricultural Survey and Landscape Design Layout prepared by Peter Quinn Associates.

The supporting reports demonstrate that these proposals are technically deliverable and constitute sustainable development which respects the site's location within the settlement of Hatfield. A summary of the key elements of the application proposal are provided below.

Housing and design

- 3.03 The application drawings demonstrate how a development of 5 dwellings can be accommodated within the site, together with associated access road,

manoeuvring space and adequate car parking based on the Council's Highways Design Guide.

- 3.04 The proposed dwellings represent an appropriate range of size and type, reflecting local demand in accordance with Core Strategy policy RA2 (4) and is informed by the Icen Housing Market Area Needs Assessment report dated July 2021. The dwellings proposed will be of a high quality/innovative design, to include:

- 2no x 2 bed houses
- 2 no x 3 bed houses
- 1no x 4 bed house

The proposed site layout makes efficient use of land, taking into account the specific local context and site characteristics, in accordance with Core Strategy policy SD1 and RA2.

- 3.05 The proposed site layout details a linear arrangement of dwellings parallel to the adjacent C1059, informed by the predominant pattern and character of existing resident development within the settlement.

The proposed dwellings are traditional in form, appearance and massing, utilising a palette of high quality facing materials, all designed to complement the eclectic built form evident within the settlement, in order to ensure that the development will integrate unobtrusively within the overall village setting.

Ecology

- 3.06 An ecological survey of the site was undertaken by Worsfold & Bowen on 7/06/2021 which forms part of this planning application submission.

The survey report concludes that the proposed development is not considered likely to negatively impact on any protected species, assuming that the recommendation of the report in respect of artificial illumination are followed. Development of the site in the manner proposed should however increase its ecological value through introduction of the enhancements recommended.

It is proposed that ecological mitigation and enhancements are incorporated into the development, in the form of additional tree and hedge planting to both the

site perimeter and to subdivide individual house plots, together with the inclusion of bat and bird nesting boxes into the dwellings created.

Highways and access

- 3.07 The access and highways proposals have been informed by an Access Note Statement prepared by specialist highways consultant DTA Transportation, which is informed by an automated traffic count (ATC) survey. The Access Note forms part of this application submission.
- 3.08 A review of collision data in the vicinity of the site has identified that no collisions have occurred and as such there are no highways safety issue arising.
- 3.09 The ATC survey undertaken in May 2021 has informed the highways visibility splays required for the proposed new vehicle access. The existing hedgerow to the south east boundary of the site will need to be modified to facilitate formation of the two separate access junctions to the application site from the adjacent C1059.
- 3.10 The Access Note Statement demonstrates that these application proposals will not result in any unacceptable impact on highways safety or severe residual cumulative impacts on the road network which would warrant refusal of these application proposals on highways grounds.

Flood risk and drainage

- 3.11 A Surface Water Management Plan and Foul Drainage Strategy has been prepared by Hydrologic Services, which forms part of this planning application submission.
- 3.12 The site is located entirely within Flood Zone 1 as defined by the Environment Agency; an area of low risk of fluvial flooding and beyond the limits of the 1;1,000 year fluvial event. The development is equally at low risk of surface water flooding
- 3.13 The permeability of soils at the site were established via on site infiltration testing in August 2021, which concluded that soil underlaying the site was found to be impeded as the site does not infiltrate at deep levels.

Resulting from the conclusions of soil testing undertaken within the application site, the surface water management plan is based around a design utilising attenuation. In the absence of any public sewer infrastructure at Hatfield, foul water flows from the proposed dwellings will be treated by a private sewage treatment plant, then discharged through a drainage mound.

The foul drainage system proposed is fully compliant with the Council's current Position Statement in respect of Development within the River Lugg Catchment Area dated April 2021.

- 3.14 The submitted drainage design ensures that drainage of both foul and surface water is achievable in accordance with CS Policies SD3 and SD4 of Herefordshire's Local Plan Core Strategy.

Arboricultural survey and landscape design proposals

- 3.15 An arboricultural survey of existing trees and hedgerows was undertaken by Peter Quinn Associates in May 2021. A copy of the report on survey forms part of this application submission and has informed the ongoing development of these application proposals.
- 3.16 No trees are affected by these application proposals, however modifications to the existing roadside hedgerow are necessary to facilitate formation of two separate vehicle access junctions to the C1059 public highways, which was a recommendation of the Council within their pre application consultation detailed response. Localised openings within the hedgerow are also proposed to facilitate gated pedestrian access to three of the proposed dwelling gardens.
- 3.17 Significant additional new hedgerow and tree planting is proposed within the application site throughout its perimeter and also to delineate the individual dwelling plots created.

Services

- 3.18 Mains water, electricity and telephone connections are all available in the vicinity of the application site.

4.0 Planning Policy Context

- 4.01 This section of the statement outlines the national and local planning policy framework which is of relevance to the determination of this application; setting the context for the following section of the statement which outlines relevant planning considerations
- 4.02 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a determination made under the planning Acts must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 4.03 In that context, this means the statutory development plan for Herefordshire, the Local Plan Core Strategy 2011-2031 adopted in October 2015, including any adopted neighbourhood plan. Hatfield and District Group Neighbourhood area was designated on 17.09.2013, however the plan currently remains at initial drafting stage. As such the neighbourhood plan will not represent a material consideration in the determination of these planning application proposals.
- 4.04 Additionally the National Planning Policy Framework (NPPF or Framework) represents up to date Government planning policy which must be taken into consideration in all planning applications in England. Other material considerations are appeal decisions, case law, National Planning Practice Guidance (PPG) and the National Design Guide 'Planning practice guidance for beautiful, successful and enduring places' Sept 2019.

National Planning Policy Framework

- 4.05 The National Planning Policy Framework (NPPF or Framework) was first published in March 2012 with a revised NPPF(2) being issued by the Government in July 2018. A further revision NPPF(3) followed in February 2019 and was subsequently further revised in 2021. The current iteration of the NPPF(4) came into force in July 2021
- 4.06 The NPPF sets out the Government's planning policies for England and provides a framework within which locally prepared plans for housing and other development can be produced. The NPPF is a significant material consideration in the determination of planning applications. A summary of relevant paragraphs of the NPPF is provided below.

- 4.07 Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.08 Paragraph 8 of the Framework confirms that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These include:
- an economic objective: to help build a strong, responsive and competitive economy;
 - a social objective: to support strong, vibrant and healthy communities; and
 - an environmental objective: to contribute to protecting and enhancing our natural, built and historic environment.
- 4.09 The Framework states at Paragraph 9 that these three objectives should be delivered through the preparation and implementation of plans and the application of NPPF policies. Additionally, planning policies and decisions should play an active role in guiding development towards sustainable solutions but in doing so should take local circumstances into account reflecting the character, needs and opportunities of each area
- 4.10 Paragraphs 10 and 11 are key and fundamental to the planning policy direction of the Government. Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development with paragraph 11 stating what this means for plan making and decision making.
- 4.11 In assessing and determining development proposals a presumption in favour of sustainable development should, therefore, be applied by local planning authorities. In decision taking, Paragraph 11 confirms that this means approving development proposals which accord with the development plan without delay
- 4.12 Paragraph 11 states that where there are no relevant development plan policies, or the policies which are most important for determining the

application are out of date ie the local planning authority cannot demonstrate a five year supply of deliverable housing sites, then granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

- 4.13 Paragraph 12 confirms that the development plan is the starting point for decision making and where a planning application conflicts with an up to date development plan then permission should not usually be granted unless there are material considerations which indicate that the plan should not be followed.
- 4.14 Paragraph 14 details that where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to outweigh the benefits, provided that all four specified criteria apply. One of the applicable criteria is that the NDP became part of the Development Plan two years or less before the date on which the decision is made
- 4.15 Paragraph 38 states that Local Planning authorities should approach decisions on proposed development in a positive and creative way and should seek to approve applications for sustainable development where possible
- 4.16 Paragraph 47 confirms that decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.17 Section 5 of the NPPF provides guidance related to delivering a sufficient supply of homes. Paragraph 59 supports the Government's objective of significantly boosting the supply of homes. To achieve this the NPPF confirms that it is important that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 4.18 Paragraph 69 recognises that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and notes that they are often built out relatively quickly.
- 4.19 Paragraph 70 directs neighbourhood planning groups to consider the opportunities for allocating small and medium sites suitable for housing in their area.
- 4.20 Paragraphs 74-77 relate to the supply and delivery of housing. Paragraph 73 states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in adopted strategic policies.
- 4.21 Section 6 of the NPPF provides guidance on building a strong and competitive economy with Paragraph 81 stating that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
- 4.22 Section 9 of the NPPF deals with promoting sustainable transport and the impacts of development on the transport network. Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 4.23 Paragraph 124 states that developments should make optimal use of the potential of each site.
- 4.24 Section 12 relates to achieving well designed places with paragraph 126 stating that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.25 Paragraph 130 confirms that policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area over the lifetime of the development;

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to local character and history
- establish or maintain a strong sense of place
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible, which promote health and well being with a high standard of amenity for existing and future users.

4.26 In summary the policies of the NPPF reinforce the Government's commitment to achievement of sustainable development and that this application must be determined in the context of the presumption in favour of sustainable development. Additionally the NPPF supports both the delivery of small and medium sized sites such as this application site and proposals which seek to meet local housing needs.

Localism Act 2011

4.27 The Localism Act became law on 15 November 2011 and introduces a number of provisions including the reform of the planning system and the introduction of a new regime for neighbourhood planning.

4.28 Those parts of the Act relating to neighbourhood development 'The Neighbourhood Planning Regulations' (SI 637) came into force on 6 April 2012. This legislates for Parish Councils (or other bodies in areas without a Parish Council) to draw up Draft Neighbourhood Plans and Neighbourhood Development Orders (which must be subject to independent examination).

4.29 Neighbourhood Plans must have regard to national policies and conform to local strategic policies in the development plan for the local area (i.e. such as in a Core Strategy). If the Draft Plans pass an independent Examination, they should then be subject to a local referendum. If 50% of those who vote are in favour, the local planning authority must adopt the plan unless it conflicts with the European Convention on Human Rights.

The Development Plan

- 4.30 As confirmed by the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 instructs Local Planning Authorities to determine planning applications in line with the policies of the Development Plan unless material considerations indicate otherwise. The Development Plan for Herefordshire comprises the Local Plan Core Strategy together with adopted Neighbourhood Development Plans.

Herefordshire Local Plan Core Strategy

The following Core Strategy policies are of particular relevance to this application:

- 4.31 SS2 Delivering New Homes- This policy sets out the requirement for the delivery of a minimum of 16,500 homes in Herefordshire between 2011-2031 and the strategic locations that will be the focus for this new development.
- 4.32 SS3 Releasing Land for Residential Development – This policy seeks sufficient land for residential development will be released to ensure the Core Strategy housing target is achieved over the plan period
- 4.33 SS4 Movement and Transport – New development should be designed and located to minimise the impacts on the transport network.
- 4.34 SS6 Environmental Quality and Local Distinctiveness – Development proposals should conserve and enhance those environmental assets that contribute towards the County’s distinctiveness, in particular settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.
- 4.35 SS7 Addressing Climate Change – Development will be required to include measures that will mitigate their impact on climate change.
- 4.36 RA1 Rural Housing Strategy – This identifies that in Herefordshire’s rural areas, there will be around 5,300 new dwellings provided between 2011 and 2031 to help meet the County’s housing needs.

- 4.37 RA2 Herefordshire Villages – Supports proportionate growth of identified villages listed within Figure 4.15 Hatfield is identified as a rural sustainable settlement for growth within the Bromyard Housing Market Area
- 4.38 MT1 Traffic Management, Highway Safety and promoting active travel – the policy identifies principles covering movement and transportation which should be incorporated into development proposals.
- 4.39 SD1 Sustainable Design and Energy Efficiency – Development proposals should create safe, sustainable, well integrated environments for all members of the community.
- 4.40 SD3 Sustainable Water Management and Water Resources – Measures for sustainable water management will be required to be an integral element of new development.
- 4.41 SD4 Wastewater treatment and river water quality - Development proposals should not undermine the achievement of water quality targets for rivers within the County, in particular through the treatment of wastewater.
- 4.42 As detailed above, Policy RA1 of the Core Strategy identifies that there is a need to deliver 5,300 new dwellings in the rural areas over the period to 2031. New dwellings are to be broadly distributed across the County based on Housing Market Areas (HMAs) each of which has growth targets which are applicable to villages within respective HMAs.
- 4.43 Within the Core Strategy at Policy RA2, Hatfield is identified within Figure 4.15 as one of the other settlements considered appropriate for proportionate housing growth within the Parish. The village is therefore a sustainable location and as per Policy RA2, development should be located within or adjacent to the main built up area and result in a high quality sustainable scheme.
- 4.44 As detailed above, the settlement of Hatfield lies within the Bromyard Housing Market Area (HMA). The Council's Neighbourhood Development Plan Monitoring Report (July 2021) details a current deficit of 7 dwellings within Hatfield and District to meet the minimum housing requirement delivery within

the plan period to 2031 to meet the area's minimum housing requirement. These application proposals will assist in meeting the current shortfall identified in housing requirements for Hatfield and District.

- 4.45 Policy RA2 also confirms that new housing proposals directed to villages such as Hatfield should result in the 'delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlement, reflecting local demand'. Additionally, within the smaller settlements such as Hatfield, 'proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or they result in development that contributes to or is essential to the social well being of the settlement concerned'.
- 4.46 Information on the housing needs of each HMA is provided within the Council's Housing Market Area Needs Assessment (July 2021) which provides the evidence to support the policy approach taken within the Core Strategy. Insofar as the requirement for market dwellings are concerned within the rural settlements, the analysis of the Bromyard HMA (Rural) concludes that the predominant requirement is for two and three bed market housing as well as some four bed properties
- 4.47 Paragraph 4.8.23 of the Core Strategy states that settlement boundaries for those places listed in Policy RA2 will be defined in either Neighbourhood Development Plans or the Rural Areas Site Allocations DPD. Progression of the DPD is currently in abeyance pending the Council's wider review of the Core Strategy which commenced in November 2020.
- 4.48 These application proposals fully accords with the adopted development plan in that:
- The application site is located immediately adjacent the main built up part of Hatfield, a sustainable settlement identified through Policy RA2 as one of the smaller settlements considered to be appropriate for proportionate housing growth.
 - This highly sustainable proposal is compliant with Policy RA2 of the Core Strategy, the site being well related to the existing built form of the settlement,

and additionally it demonstrates particular attention to the form, layout, character and setting of its location within the settlement.

- The proposal to provide 5 dwellings is proportional in scale and seeks to meet the housing requirements of the area providing a mix of single and two storey dwellings to meet a range of needs as required within Policy RA2.
- The accompanying technical reports have demonstrated that the site is deliverable and is available now to deliver 5 dwellings.
- The layout of the proposal has been informed by this statement. The Statement and supporting documents justifies the design approach followed and as required by Policy RA2 takes into account the existing built form, layout, character and setting of the site.
- New vehicle access junctions from the adjacent public highway are proposed into the site with the requisite visibility splays proposed in accordance with highway design guidelines and Policy MT1.
- The foul and surface water drainage strategy has fully addressed disposal of surface and foul water from the site in accordance with Policies SD3 and SD4 of the Core Strategy.
- The proposal for 5 dwellings falls below the threshold for the delivery of affordable homes and the payment of S106 contributions.

4.09 The target for provision of new housing within Hatfield and District Parish during the plan period to 2031 is confirmed within Herefordshire Council's Neighbourhood Development Plan Monitoring report 2021 to currently represent a deficit of 7 dwellings. The target for additional homes is however a minimum rather than a maximum requirement. This modest development of 5 dwellings will assist in meeting the Parish's minimum additional housing requirement.

4.10 Other considerations are equally material in the determination of this planning application and provide further support for the principle of development on the site. These considerations are examined below:

5.0 Principal Planning Considerations

- 5.01 This Statement sets out that these application proposals accord with Policies RA1 and RA2 of the Core Strategy, in that Hatfield is identified as a sustainable settlement, is a focus for future growth and the site is well related to the built form of the area.

Housing Land Supply

- 5.02 As identified above, Paragraph 60 of the NPPF directs the measures which local planning authorities should take to 'significantly boosting the supply of homes'. Herefordshire Council's Five Year Housing Land Supply (2021-2026) Annual Position Statement at 1st April 2021, issued July 2021 states that the Council currently demonstrate a land supply of 6.9 years. This effectively means that the housing policies in the adopted development plan for the area can be considered to be up to date and as such afforded full weight in decision making.
- 5.03 This submission has demonstrated that the proposal is fully compliant with the material considerations of the NPPF and the policies of the Core Strategy, delivering much needed highly sustainable homes in the identified village of Hatfield, which will meet local housing requirements and will be in full accordance with paragraph 11 of the NPPF. The sustainability considerations of the proposal are provided below.

Sustainable development considerations:

- 5.04 Paragraph 7 of the NPPF confirms that there are three dimensions to sustainable development, economic, social and environmental, as identified in paragraph 7 of the NPPF. These are mutually dependent and to achieve sustainable development economic, social and environmental gains should be jointly and simultaneously achieved. The application of these three dimensions to the proposed development are addressed in turn below:

Economic Role

- 5.05 The Framework provides clear and unequivocal planning policy direction at Paragraphs 81 – 85 effectively conveying that the Government is committed to ensuring that the planning system does everything it can to support sustainable

economic growth and ensuring that sufficient land of the right type is available in the right places at the right time to support growth. In this respect, the statement demonstrates that the proposal is on an entirely suitable site in a sustainable location in Hatfield.

- 5.06 The Economic Footprint of UK House Building Report July 2018 states that 3.1 jobs are created for every home built. The development would therefore provide economic benefit to the construction industry through employment generation during the build process
- 5.07 It is also considered that an economic sustainability role can be provided by using land for more aspirational housing to expand the quality and choice of housing as well as a social role by providing housing to meet the needs of the area.

Social Role

- 5.08 The need for housing within Herefordshire has been identified in the evidence base which underpins the Council's Core Strategy. This site is available now and is technically deliverable to help in meeting the housing requirements in the area.
- 5.09 The Framework also confirms that sustainable development is about delivering homes that are accessible to local services. The village of Hatfield lies in relative proximity to Bromyard, Tenbury Wells and Leominster, allowing residents to access all of the services, facilities and employment opportunities offered within those settlements without complete reliance on a motor vehicles.

Environmental role

- 5.10 The NPPF addresses the need to meet the challenges of climate change at Paragraphs 152-158 and to conserve and enhance the natural and historic environment.
- 5.11 The application has been informed by a number of detailed assessments which demonstrate the successful integration of the proposed development into its surroundings, with the proposal also offering biodiversity enhancement.
- 5.12 It is highlighted that the site lies within Flood Zone 1 and as such considered to be at very low risk of fluvial flooding.

- 5.13 The submitted detailed scheme will seek to deliver a high quality design in accordance with sustainability criteria with the development being designed to reduce energy consumption and maximise energy conservation.

6.0 Conclusions and Recommendation

- 6.01 Herefordshire's Local Plan Core Strategy details in Policy RA2 that residential development will be permitted where the site is located within or adjacent to the main built up area of a settlement. It is demonstrated that the application site is located adjacent the main built up area of Hatfield and as such the principle of development is established.
- 6.02 This statement has provided robust justification that these application proposals are wholly compliant with both the adopted Development Plan for the area and the three dimensions of sustainable development when considered against the policies of the National Planning Policy Framework read as a whole. There are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits and in accordance with paragraph 11 of the NPPF provides Herefordshire Council with sound justification to approve the application. The application will bring benefits through the development of much needed, high quality sustainable dwellings within the sustainable settlement of Hatfield.
- 6.02 In determining this planning application, the adopted development plan for the area provides the starting point. This statement has robustly demonstrated that this application is in full accordance with the policies of the Development Plan.
- 6.03 The scheme is technically deliverable and there are no designated assets of particular importance in the vicinity of the application site affected by these application proposals, which provide a clear reason for refusal. There are equally no adverse impacts which outweigh the significant benefits of the proposed development.

This site and proposed development relate well to the existing built form of the settlement and is available now to deliver homes to meet the needs of the area,

which will contribute to maintaining Herefordshire's current 5 year housing land supply surplus.

- 6.05 It is considered that this application provides Herefordshire Council with compelling justification to grant planning permission for the proposed residential development of five new dwellings adjacent C1059 at Hatfield.

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