

Statement by Cllr Mike Renow Hatfield Peverel Parish Council

**Re: Application 20/01465/FUL - Erection of 7 No. two storey dwelling houses
Land to the Rear of Heathers And Candletree The Green Hatfield Peverel**

Braintree Planning Committee 9th March 2021

Good evening Madam Chair and Members.

Thank you for the opportunity to speak on this application.

I wish to make the following comment further to the previous submissions of the Parish Council.

With regard to paragraph 59 of the NPPF the Parish Council are of the opinion that the Parish has provided sufficient land to meet its objectively assessed need, going beyond Barton Willmore's comprehensive review

(Hatfield Peverel Housing Requirements Study, Open House (Barton Willmore LLP), 14 August 2015)

Whilst the adopted Neighbourhood Plan does not specifically allocate a site, it is a fact that the sites with recent planning permission meet the OAHN. The Parish Council had no say at examination on the removal of the Arla policy HO6 as a proposed allocation in the draft Plan which met the Parish's identified need for housing, and was within the development boundary.

An indicative housing number was provided during development of the NDP and due consideration was given to the development boundary assessed against that housing need. Furthermore, BDC and the NP examiner were privy to the development boundary and did not challenge it.

Whilst the boundary is in need of updating to reflect Gleneagles/Stonepath/Bury Farm and rear of the Wheatsheaf developments this will be addressed in a review of the NDP to be carried out in due course, and also by BDC as a component of the Part 2 Local Plan.

A recent inspector's report on a site on the western side of the village - Land adjacent to Oakleigh Lodge, Crabbs Hill - 19/02233/FUL - 16th February 2021 specifically supported the development boundary as a key point in refusing the application as an unjustified intrusion into the countryside.

The Parish Council do not agree that a lack of a 5yr supply of housing is adequate justification for considering an area sustainable. Hatfield Peverel has already supplied land for such provision considerably above identified need and what it is objectively considered to be capable of supporting. Allowing further development runs contrary to the stated aims of the Part 1 Local Plan recently adopted by overstressing existing infrastructure.

The Parish Council would draw your attention to the recent Court of Appeal judgment on the NPPF tilted balance which may have relevance to this application:

Gladman Developments Ltd v SSHCLG & Corby BC & Uttlesford DC [2021] EWCA Civ 104, (3rd February 2021)

The Parish Council ask that the recommendation to approve this application is rejected.

Thank you for your time this evening.