

On Instructions from

BSL Strategic Ltd

Planning Statement

for

**OUTLINE PLANNING APPLICATION
FOR THE DEVELOPMENT OF UP TO 29
DWELLINGS, VILLAGE
SHOP/COMMUNITY CAFÉ, VILLAGE
GREENS, COMMUNITY ORCHARD,
VINEYARD AND OTHER ANCILLARY
WORKS**

At

Church Stile Farm, Cradley

BK Reference:

510790

June 2016

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- C Inspector's Decision, for appeal APP/F1230/W/14/3002790 in Mosterton
- D High Court Judgement *EWHC 488 (Admin) Stroud DC v SSCLG and Gladman Developments Ltd*
- E Inspector's Decision for appeal APP/H1840/A/14/2224292 in Broadway

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Bruton Knowles on behalf of BSL Strategic Ltd to support an Outline Planning application, for up to 29 dwellings, village shop/cafe facility, village greens, community orchard, vineyard, ecological enhancements, biodiversity pond, open space and ancillary works.
- 1.2 All matters are reserved but illustrative plans are provided to demonstrate the site has capacity for the development outlined. This Outline Planning Application follows extensive pre-application discussions with Officers and the local community.
- 1.3 The application is accompanied by the following documents:
- i. Transport Statement prepared by Savoy Consulting;
 - ii. Flood Risk and Drainage Strategy prepared by Banners Gate;
 - iii. Appraisal of Landscape and Visual Effects prepared by Pegasus;
 - iv. Design and Access Statement prepared by NJC Design
 - v. Ecological Surveys prepared by Udall Martin Associates
 - vi. Tree Report prepared by ACD Environmental
 - vii. Draft HOT for Section 106 Agreement prepared by Bruton Knowles
 - viii. Heritage Statement prepared by ACD Archaeology
 - ix. Topographical Survey prepared by Survey Solutions
- 1.4 This application is unusual in that pre-application discussions with Planning Officers have indicated that the application will be refused, yet we understand in excess of 128 letters of support for the application have been sent by

residents to the Parish Council Chairman, and we understand similar numbers have been sent to Councillor Patricia Morgan, MP Bill Wiggins, and Herefordshire Council's planning department.

- 1.5 This support has been largely driven by residents' desire to have a more easily accessible village shop following the closure of the previous shop in the centre of the village. Feedback from the public events attended by BSL Strategic Ltd and its team suggests there is an understanding within the community that the residential development is necessary to fund the shop/ cafe facility and other enhancements, which residents will be able to run as they see fit and benefit from.
- 1.6 It is considered the application development is sustainably located adjacent to one of Herefordshire's largest villages and that the proposed design should be considered sustainable development as set out in the National Planning Policy Framework (NPPF).
- 1.7 In addition, the local planning authority cannot demonstrate a 5 year housing land supply, therefore paragraph 14 of the NPPF is engaged. It is considered that the enhancements provided by the scheme justify that there is no significant and demonstrable harm which would outweigh the benefits which the scheme proposes.

2. THE SITE

- 2.1 The site is circa 2.45 hectares in size and lies to the west of Cradley immediately adjacent to the settlement. It is bordered by Vinesend Lane to the east, Church Stile Farm to the south, the Buryfields estate to the north, and the village of Cradley to the west.
- 2.2 The site is located on the easterly edge of the Malvern Hills Area of Outstanding Beauty (AONB), and essentially comprises two fields used for the grazing of horses. The site is bordered by mature trees and hedgerows on all sides save for the west section of the southern boundary.
- 2.3 There are two Grade II listed buildings within relatively close proximity to the site. These are Church Stile Farmhouse- to the south, and Buryfield Cottage- to the north.
- 2.4 The site is presently accessed from the north via the farm entrance and there is a footpath to the west of the site. The site is relatively flat -where the residential development is proposed; and begins to slope upwards to the east of the site- where the orchard/vineyard is proposed.
- 2.5 Cradley is identified within the Herefordshire Core Strategy (October 2015) as being within the Ledbury Housing Market Area. It is one of the settlements which the Core Strategy identifies for sustainable housing growth either within or adjacent to the settlement. (Policy RA2). Cradley is therefore considered to be a sustainable location for development.
- 2.6 The village itself is split into two halves. The half of the village which the proposed development will be located within contains Cradley primary school, the village hall and St James Church. These are the primary facilities within village, although there is a well frequented butchers on the western half. The site is less than 100m from Cradley primary school, 250m from the Village Hall and 240m from St James church. Therefore the site is a logical location when considering the sustainable growth of the village.

3. PROPOSED DEVELOPMENT

- 3.1 The proposed development is for up to 29 residential dwellings, a shop/cafe facility, village greens, vineyard and a community orchard. The housing density is approximately 12 dwellings per hectare over the entire application site, and within the developed area (including area used for the shop) the housing density is approximately 24 dwellings per hectare.
- 3.2 The illustrative layout which accompanies this application demonstrates how the site could be developed. It can be seen the site has more than adequate capacity to accommodate the application proposal. The layout shows the addition of a community orchard and vineyard to the west of the site, set around a seating area, apiary, and wildflower planting. There are ecological enhancements proposed which includes a biodiversity pond located to the south west of the orchard, and a tool shed and parking area to the north east. The village shop is located to the north west of the site and has 11 parking spaces. The village green is set to the east of the new access road. Much of the proposed roads within the site are to be shared surface carriageway, to reduce vehicle speeds. Feature landscaping is also proposed at the entrance of the site to ensure an attractive ingress.
- 3.3 11 affordable dwellings are proposed. 40% of 29 dwellings would require 11.6 affordable dwellings. However the figure of 11.6 has been revised downward (rather than rounded up), primarily because of the proposed extensive community facilities within the scheme.
- 3.4 18 open market dwellings are proposed. Consisting of: 2no. 2 bedroom coach houses; 3no. 3 bedroom detached houses; 11no. 4 bedroom detached houses; 2no. 5 bedroom detached houses.

- 3.5 11 affordable dwellings are proposed. 6 dwellings will be for social rent (55%) and 5 for intermediate housing (45%). This complies with pre-application advice received from Officers.
- 3.6 The social rent dwellings will comprise: 2no. 1 bedroom (2 person terraced / semi-detached) & 4no. 2 bedroom (4 person terraced / semi-detached).
- 3.7 The intermediate dwellings will comprise: 2no. 1 bedroom (2 person terraced / semi-detached); 1no. 2 bedroom (4 person terraced / semi-detached); and 2no. 3 bedroom (5 person detached).
- 3.8 The community shop/cafe has a gross floor area of 150sqm. It is proposed that the shop will be operated and used by residents of Cradley as they see fit. A community management committee will be formed to administer the facility on behalf of residents. It is hoped that residents will come forward or be elected to the management committee. The freehold of the building will be retained by the current landowner, and leased to the management committee at a peppercorn rent.
- 3.9 The management committee can then lease the facility as they wish at an annual rent to be negotiated at the discretion of the management committee or operate the shop/ community facility themselves. Any rental income would be administered by the management Committee for the betterment of groups or individuals with Cradley.
- 3.10 Should the community not wish to manage the shop, the shop will be leased on a commercial basis.

4. DEVELOPMENT PLAN

4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 With regard to the above paragraph it is useful to refer to a High Court decision, R v Rochdale Metropolitan Borough Council (2000), where the decision determined that a proposed development does not have to accord with every policy within a Development Plan.

“Given the numerous conflicting interests that Development Plans seek to reconcile: the needs for more housing, more employment, more leisure and recreational facilities, for improved transport facilities, the protection of listed buildings and attractive landscapes etc., it would be difficult to find any project of any significance that was wholly in accord with every relevant policy in the development plan. Numerous applications would have to be referred to the Secretary of State as a departure from the Development Plan because one or a few minor policies were infringed, even though the proposal accords with the Development Plan considered as a whole. It does not have to accord with each and every policy therein.”

4.3 With the above decision in mind we provide a policy review below.

4.4 HEREFORDSHIRE COUNCIL'S CORE STRATEGY

4.4.1 RA2 Housing in Settlements outside of Hereford and the Market Towns: This policy identifies settlements which are the main focus for proportionate housing growth. The Policy also identifies a secondary list of settlements which are suitable (rather than the main focus) for proportionate housing growth. Cradley is a tier one settlement which will be the main focus for proportionate housing development. The proposed development meets the

requirements of the 4 bullet points within the policy: the design reflects the settlement; there is no brownfield land to use; the scheme should be considered sustainable and makes a positive contribution; and 18 market dwellings and 11 affordable dwellings reflects local demand.

- 4.4.2 H1 Affordable Housing- Thresholds and targets: Where development proposals are for more than 10 dwellings, the proposals must include for an element of affordable housing. The Ledbury HMA area has a target of 40% of all dwellings being affordable. 40% of 29 equals 11.6 units. 11.6 has been revised down to 11 dwellings.
- 4.4.3 Policy SC1 Social and Community Facilities: Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. The proposed development provides a range of community benefits to comply with this policy.
- 4.4.4 SS1 Presumption in Favour of Sustainable Development Plan: This policy states the Council will take a position which reflects the NPPF's presumption in favour of sustainable development. The proposed development and its location should be considered sustainable.
- 4.4.5 SS2 Delivering New Homes: This policy identifies a minimum housing provision of 16,500 dwellings across the plan period (2011-2031). 4,700 new homes are to be delivered in the Ledbury Housing Market Area (HMA). The proposed development will contribute to meeting this target.
- 4.4.6 SS4 Movement and Transportation: This requires new developments to be designed to minimise the impacts on the transport network allowing for the safe operation of the network. The location of the proposed development towards the edge of the village close to the A4103 will minimise the number of vehicles passing through the village, and provides good access to the A4103 and wider highway network.

- 4.4.7 Policy MT1 Traffic Management, Highway Safety and Promoting Active Travel: The accompanying Transport Statement demonstrates how the surrounding highway network could absorb the additional vehicle movements and sets out that the proposed development will not impact on the free flow of vehicles on the highway, not impact on highway safety.
- 4.4.8 SS6 Environmental Quality and Local Distinctiveness: This policy ensures development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness in particular its settlement pattern, landscape, biodiversity and heritage assets. The proposed development does not conflict with this.
- 4.4.9 SS7 Addressing Climate Change: Development proposals will be required to include measures which will mitigate their impact on climate change. The proposed development includes a vineyard and orchard which will help offset any carbon emissions.
- 4.4.10 H3 Ensuring an Appropriate Range and Mix of Housing: This policy requires a suitable mix of housing. The proposed type and tenure of housing within the proposed development provides a suitable mix of housing reflective of the surrounding area and local need.
- 4.4.11 Policy OS1 Requirement for Open space, Sports and Recreation Facilities: This Policy requires open space for residential development. The provision of the community orchard/ vineyard and village greens helps meet this requirement.
- 4.4.12 LD1 Landscape and Townscape: This policy states that Development proposals should demonstrate that the character of the landscape and townscape has positively influenced the design. This is set out in detail within the Design and Access Statement and Appraisal of Landscape and Visual Effects Statement.

4.4.13 LD2 Biodiversity and Geodiversity: Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire. The proposal reintroduces an orchard which the accompanying heritage statement suggests would have almost certainly been historically on the site.

4.4.14 LD3 Green Infrastructure: Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure. The provision of the village green and community orchard/vineyard make the development policy compliant in this regard.

4.5 CRADLEY NEIGHBOURHOOD PLAN

4.5.1 Neighbourhood Plans are to be considered part of the Development Plan for S38 purposes. An emerging Neighbourhood Plan may be a material consideration once it has reached submission stage. Cradley's Neighbourhood Plan has not yet reached submission stage, therefore the plan should not carry significant material weight.

4.5.2 Should the local planning authority consider otherwise, it should be borne in mind that there remains a lack of up to date development plan. The Neighbourhood Plan has been prepared on the basis of the adopted Core Strategy-which is considered to be out of date. Therefore the Neighbourhood plan does not provide for the needs of Cradley over the forthcoming years.

4.5.3 In addition, the applicant has at all stages complied with the Neighbourhood Plan process, with an understanding that local community would vote for scheme which residents preferred. This vote never materialised and residents never had the chance to vote on their preferred scheme.

5. MATERIAL CONSIDERATIONS

5.1 The National Planning Policy Framework (NPPF)

- 5.1.1 The NPPF emphasises the Government's commitment to a presumption in favour of sustainable development. Whilst the presumption does not apply within AONB's the proposed development should still be considered sustainable being located adjacent to Cradley- a settlement which the local planning authority considers to be sustainable.
- 5.1.2 The NPPF provides a detailed description regarding what constitutes 'Sustainable Development' and breaks the definition into 3 parts: social, environmental, and economic. The application proposal accords with all three elements.
- 5.1.3 The economic role will be fulfilled by the employment created during the construction phase of the development, but also by spending on goods and leisure by future occupiers of the housing. The addition of a new shop / cafe will also enhance the economic benefits.
- 5.1.4 The social role will be fulfilled by the provision of the community shop/cafe, orchard, village green, open space, and affordable housing.
- 5.1.5 The environmental role is fulfilled by introducing an orchard, vineyard, enhanced ecological elements, village greens, enhanced ecological elements, and increased biodiversity- as well as protecting existing hedgerows and trees.
- 5.1.6 Paragraph 47 of the NPPF aims to significantly boost the supply of housing. The proposed development will help achieve this. The site has a willing landowner and developer. The site should be seen as deliverable.
- 5.1.7 Paragraph 49 of the NPPF states development plans should not be considered up to date if the local planning authority cannot demonstrate a five

year supply of deliverable housing sites. Herefordshire Council cannot demonstrate such a supply therefore the Core Strategy should be considered out of date, and paragraph 14 is engaged.

5.1.8 Paragraph 14 states where the development plan is absent, silent or relevant policies are out- of- date, local planning authorities should grant permission unless 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. It is considered the benefits far outweigh any limited harm which the proposed scheme may cause primarily to the AONB and adjacent Conservation Area.

5.1.9 The NPPF pays increased significance to the design of proposed developments and paragraph 56 reiterates this. In this regard the proposed development has been through a number of redesigns to meet the site constraints particularly of the AONB and the adjacent Listed Buildings.

5.1.10 Paragraph 103 states that the risk of flood should not be increased, and a Flood Risk Assessment/Drainage Strategy accompanies the application; it demonstrates the site is not at risk of flood, nor does it increase the risk of flood elsewhere.

5.1.11 Paragraphs 115-116 provide advice regarding major development in an AONB.

5.2 National Planning Practice Guidance (NPPG)

5.3 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when the site was launched.

- 5.4 The guidance provides detailed advice regarding how the NPPF and other policy should be interpreted. Sections regarding: Conserving and enhancing the historic environment; Natural Environment; Open space, sports and recreation facilities, public rights of way and local green space; Starter Homes; Planning Obligations; are particularly significant.
- 5.5 Housing Supply
- 5.6 Herefordshire Council accept they cannot demonstrate a 5 year housing land supply, and that paragraph 14 of the NPPF is engaged. This essentially states applications should be permitted unless there is demonstrable and significant harm.
- 5.7 A Statement of Common Ground (SOCG)- agreed by Herefordshire Council- for a recent appeal (APP/W1850/W15/3051153) is presented at appendix A. Paragraph 6.4.7 of the SOCG states 'It is agreed that the deliverable supply is 4,140 dwellings and against the residual requirement of 1,141 dwellings, the housing land supply is **3.63** years'.
- 5.8 Vehicle and Pedestrian Movements
- 5.9 The Transport Statement prepared by Savoy Consulting which accompanies this application demonstrates the proposed development will not impact on the free flow of traffic on the highway network or highway safety.
- 5.10 Ecological Considerations.
- 5.11 A phase 1 ecological habitat survey was undertaken by Udall-Martin Associates, and from this, further reports were undertaken regarding: Bats; Dormice; Badgers; Great Crested Newts, and Reptiles. These 6 reports accompany the application and the proposals and recommendations within the reports have been included within the proposed development.

5.12 Impact on the Malvern Hills AONB

5.13 An Appraisal of Landscape and Visual Effects undertaken by Pegasus scrutinises the landscape within the area. This has helped formulate a design which not only minimises any impact but provides a landscape benefit.

5.14 The report accompanies the application and concludes: *“The proposals have sought to ‘conserve and enhance’ the site within the Malvern Hills AONB through the introduction of landscape benefits including the provision of a village green, farm shop and community orchard on the settlement gateway of East Cradley. The rural vernacular architecture of proposed residential dwellings would be framed within the existing mature tree cover and hedgerows and the community orchard would provide an attractive backcloth to integrate the rooflines of the proposals into the AONB. In summary, the proposals would generally result in major (beneficial) effects on the landscape elements, landscape character and visual amenity of the site within the Malvern Hills AONB in the long term”.*

5.15 Impact on Heritage Assets

5.16 A Heritage Statement undertaken by ACD Environmental scrutinises the impact the proposed development will have on heritage assets primarily the two listed buildings north and south of the site, and Cradley’s Conservation Area. It concludes that whilst there may be some very limited impact on the Conservation Area due to the loss of the fields, this is offset by the reintroduction of the orchard.

5.17 Flood Risk and Drainage Strategy;

5.18 The Flood Risk and Drainage Strategy prepared by Banners Gate sets out the drainage strategy for both foul and surface water. This demonstrates the proposed development will not contribute to the risk of flood.

5.19 Impact on Existing Tree and Hedgerows.

- 5.20 The accompanying Tree Report undertaken by ACD Environmental sets out the location of the existing trees and hedgerows on site. The illustrative layout has been designed so as not to impact on these features.
- 5.21 Provision of Replacement of Shop/ Community Café Facility and village green
- 5.22 The provision of these facilities in such close proximity to the primary school could be a significant benefit to the local community. If Cradley is going to continue as a thriving village, facilities such as those proposed (which replace lost facilities) should be considered significant positive material considerations.
- 5.23 Community Orchard/ Vineyard
- 5.24 The reintroduction of an orchard (which would have existed historically on site) and the introduction of a vineyard should be a significant benefit to residents, the landscape, the heritage of the village, and the school for educational purposes. These features should be considered a major benefit of the proposed development.

6. STATEMENT OF COMMUNITY INVOLVEMENT

6.1 The proposal has been through various stages of community consultation. The landowner has attended many Parish and Neighbourhood events over the past few years to explain progress, and keep the Parish up to date.

6.2 The significant events which the applicant has attended are:

NDP Meeting 3rd June 2015. (Evening)

NDP Drop in Centre 4th June 2015 (All Day)

Parish Council Meeting 9th February 2016 (Evening)

Public Consultation Regarding Application Development (16th March 2016)

6.3 The feedback from all of the events, but in particular the event held on 16th of March 2016, were generally supportive of the proposal. To the point where in excess of 128 letters of support were sent to the Parish Chair, the local MP and Herefordshire Council.

7. APPRAISAL

7.1 The Proposal accords with the Development Plan

7.2 The assessment of the application against the Development Plan Policies within section 4.4 above demonstrates the proposal predominantly accords with the development plan. Notably Policy RA2, which allows for development within or adjacent to Cradley.

7.3 Material Considerations

7.4 The material considerations set out in section 5 add further weight to the application proposal and need not be repeated. Save to say it is significant that the local planning authority accepts it cannot demonstrate a 5 year housing land supply. This provides a basis for increased development above Cradley's identified need for 14% growth. This lack of supply is an exceptional circumstance should the decision maker determine the application is Major Development within an AONB.

7.5 Further is important to reiterate the proposal to re-introduce a community shop/ cafe run by residents could be a major benefit to the village. Its location within close proximity to the school is a logical location for the facility. This together with the proposed orchard, vineyard and village green outweigh any limited harm the proposed development may have.

7.6 The provision of 40% affordable housing is a strong material consideration. The Council's Annual Monitoring reports consistently show there has been an undersupply of affordable dwellings across the County.

7.7 The Proposal should not be considered Major Development in the AONB

7.7.1 During pre-application discussions Officers changed. The applicant therefore essentially received two positions of the Council from two Officers. Both are set out at appendix B in full.

- 7.7.2 Both pieces of pre-application advice state the scale of development should be considered major development within an AONB. It is clear that it is for the decision taker to assess whether a development constitutes Major Development in an AONB *Aston v SSCLG [2013] EWHC 1936 (Admin)* However it is interesting to note an appeal in Mosterton (APP/F1230/W/14/3002790) for up to 20 dwellings was not found to be Major Development in an AONB. The Inspector's decision is presented at appendix C.
- 7.7.3 Mosterton is a village in Dorset with a population of 604 people (2011 Census). Cradley has a population of 1,667 (2011 Census). Cradley's population is 2.76 times larger than Mosterton. If the Mosterton appeal were to be used as a gauge for measuring Major Development in an AONB, then arguably 55 dwellings ought not to be considered Major Development within Cradley if the figures are extrapolated.
- 7.7.4 Extrapolating figures in the example set out above is perhaps an oversimplistic model to use. However it does demonstrate that the Planning Inspectorate has found similar sized proposals to the application development, in smaller villages - also within AONBs –should not be considered Major Development.
- 7.7.5 It should also be noted that a High Court Judgment EWHC 488 (Admin) *Stroud DC v SSCLG and Gladman Developments Ltd* (presented at appendix D.) agreed with an Inspectors decision that 150 dwellings in an AONB was not major development (paragraph 35). The Judge stated *'In my judgment, the Inspector was entitled, absent any other guidance, to conclude that this development did not amount to major development and was entitled to resolve the matter in paragraph 19 in the way he did.'*
- 7.7.6 Therefore it is not considered the proposed development should be considered Major Development.

7.7.7 Be that as it may, we provide an assessment of the application development in the context of paragraph 116 should the decision taker consider the application proposal to be major development in the AONB.

7.7.8 Paragraph 116 states planning permission should be refused for major developments in AONBs except in exceptional circumstances and where it can be demonstrated they are in the public interest. The requirements of the paragraph are set out below with our comments in italics.

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

The National Considerations which ought to allow the application are the policies within the NPPF.

The NPPF requires local authorities to boost housing (para 47). Given there is a lack of housing supply in the authority this should take greater significance.

There is also the need for affordable housing, paragraph 159 of the NPPF requires local planning authorities to address this need. There has been a continued undersupply of affordable housing in the County.

There is also a requirement to replace the village shop and provide a community orchard. It is therefore considered that there are exceptional circumstances which are in the public's interest.

- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;

We are not aware of any other proposals which are coming forward to meet the housing need, provide a shop, and a community orchard/ vineyard, either within or outside of the AONB.

- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The landscape report prepared by Pegasus and the Heritage Statement prepared by ACD Environmental which accompany this application set out why the proposed development will not have a detrimental effect which are not moderated by the provision of other environmental and recreational benefit.

7.7.9 It is therefore considered that the requirements of paragraph 116 are satisfied by the application proposal.

7.7.10 To support this, presented at appendix E is an appeal in Broadway for 125 dwellings (APP/H1840/A/14/2224292) which was allowed in the Cotswolds AONB. This appeal development was considered to be major development but the arguments advanced by the appellant, primarily the provision of 40% affordable housing, were considered by the Inspector to meet the requirement of paragraph 116 of the NPPF.

7.8 Sustainable Development

7.8.1 The NPPF supports sustainable development being its 'golden thread' throughout the documents. The application proposal accords with all three elements of sustainable development: the economic role will be fulfilled by the employment created during the construction phase of the development, and also by spending on goods and leisure by future occupiers of the housing. In addition the New Homes Bonus will deliver increased finance; The social role will be fulfilled by the provision of, the community shop, orchard/ vineyard and 11 affordable dwellings; The environmental role is fulfilled by introducing an orchard and village green, as well as protecting hedgerows and existing trees.

8. CONCLUSION

- 8.1 The proposed development seeks to provide sustainable development in a sustainable location. It will provide much needed market and affordable housing, and will reintroduce a shop and community orchard, vineyard which should be major benefits for the village.

