



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

E-MAIL CORRESPONDENCE

Date: 8th December 2017
Our Ref: 3/17/2112/OUT
Please ask for: Hazel Izod
Telephone: 01992 531560
Email: planning@eastherts.gov.uk

Town and Country Planning Act 1990 (as amended)

Dear Councillor

APPLICATION: 3/17/2112/OUT

PROPOSAL: Erection of 35no. dwellings (outline application - all matters reserved)

AT: Dolans Field Land Off Bromley Lane Much Hadham Hertfordshire ;

FOR:

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 8th December 2017 and it was decided to Refuse Planning Permission, subject to the following:

1. The proposed development, by reason of the location of the site in relation to village services, the inadequacy of pedestrian access arrangements and the lack of provision of other methods to encourage alternative means of transport, fails to encourage walking and cycling as alternatives to the private car, and therefore fails to represent a sustainable form of development in transport terms. The proposal is thereby contrary to policies ENV1 and TR1 of the East Herts Local Plan Second Review April 2007, policies DES3 and TRA1 of the emerging District Plan, and Section 4 of the National Planning Policy Framework.
2. The proposed development, by reason of its scale, form, and siting, would result in harm to the character and appearance of the site and the surrounding landscape, and would harm the setting and approach to the village and the Much Hadham Conservation Area. The proposal therefore fails to preserve or enhance the Conservation Area and is thereby contrary to policies GBC14, ENV1, and BH6 of the East Herts Local Plan Second Review April 2007, policies DES1, DES3, and HA4 of the emerging District Plan, and Sections 7, 11 and 12 of the National Planning Policy Framework.
3. In the absence of an acceptable Flood Risk Assessment, the Local Planning Authority is not satisfied that the proposed development would not increase the risk of flooding to the site and elsewhere. The proposal is thereby contrary to policy ENV21 of the East Herts Local Plan Second Review April 2007, policy WAT5 of the emerging District Plan, and Section 10 of the National Planning Policy Framework.
4. The site is deemed highly likely to comprise heritage assets of archaeological significance, and in the absence of a geophysical survey, potentially trial trenching and any other appropriate investigative works, the Local Planning Authority is unable

to determine the impact of the development on heritage assets of archaeological importance. The proposal is thereby contrary to policies BH1, BH2 and BH3 of the East Herts Local Plan Second Review April 2007, policy HA3 of the emerging District Plan, and Section 12 of the National Planning Policy Framework.

Informatives:

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

This Decision Relates to Plan Numbers:

16.58-002 A (Location Plan)

16.58-001 A (Proposed Site Plan)

Yours faithfully



Kevin Steptoe
Head of Planning and Building Control



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