

Motte & Bailey
1 Great Green, Pirton, Hitchin
Hertfordshire
SG5 3QD



Planning Statement

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Contents

- 1.0 Introduction
- 2.0 Application Site and Surroundings
- 3.0 Planning History
- 4.0 Planning Policy Context
- 5.0 Key Development Considerations
- 6.0 Conclusion

1.0 Introduction

Proposal

1.1 CPC Planning Consultants Limited (“**CPC**” or the “**Agent**”) has produced this Planning Statement (“**PS**”), on behalf of Punch Partnerships (PML) Limited (the “**Applicant**”), in support of its planning application on land to the rear of The Motte & Bailey Public House, 1 Great Green, Pirton, Hitchin, Hertfordshire, SG5 3QD (the “**Site**” or the “**Public House**”).

1.2 The “**Application**” seeks full planning permission from North Hertfordshire District Council (the “**Council**” or the “**LPA**”) for the following development:

“Erection of one 4-bedroom detached dwelling including bin store, parking, landscaping and reconfiguration of the existing public house car park and rear garden. Creation of vehicular access off Crab Tree Lane.”

1.3 This PS has been informed by, and should be read in conjunction with the following documentation:

- Application forms – prepared by CPC
- Existing and Proposed drawings – prepared by PLC Architects
- Design and Access Statement - prepared by PLC Architects
- Biodiversity Net Gain Feasibility Assessment and Metric – prepared by Brynley Andrews Associates
- Transport Statement – prepared by TPA
- Arboricultural Impact Statement – prepared by Mulberry TMC
- Arboricultural Method Statement – prepared by Mulberry TMC
- Heritage Impact Assessment – prepared by HCUK
- Archaeological Desk Based Assessment – prepared by HCUK
- Noise Impact Assessment – prepared by Vine Acoustics

1.4 For ease of understanding and illustrative purposes the following drawings are attached to this application:

- 25.4585.050_P1
- 25.4585.051_P1
- 25.4585.052_P1
- 25.4585.100_P3
- 25.4585.101_P4
- 25.4585.102_P2
- 25.4585.103_P4

2.0 Application Site and Surroundings

- 2.1 The application site is located in Pirton, a village of 1300 people and 526 homes as of 2011. The site is specifically in a section of the beer garden of the Motte & Bailey public house in the northeastern corner of the site and is therefore classified as previously developed land. The site is within the village settlement boundary, within which general development is supported by Local Plan Policy SP2.
- 2.2 The pub dates to the early twentieth century and is considered to be a Non-Designated Heritage Asset, being a prominent village landmark on the corner of Great Green and Crab Tree Lane.
- 2.3 The whole site is within the Pirton Conservation Area, specifically Character Area One: The Mediaeval Settlement.
- 2.4 The eastern site boundary immediately adjoins the Toot Hill motte and bailey castle and shrunken mediaeval village Scheduled Ancient Monument.
- 2.5 The site falls within Flood Zone 1 with lowest flood risk.

3.0 Planning History

3.1 The following pre-application enquiry was made for the application site:

- **25/00727/PRE** | Erection of 4 bed detached dwelling with access | Response received 27th May 2025

3.3.2 The NPPF emphasises the value of pre-application engagement and front-loading through the decision-making process. Paragraph 40 highlights that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

3.2 The advice received through the pre-application process has been fully considered, resulting in several notable amendments to the design and layout of the proposal, these changes are explained in this PS. The pre-application response confirms that subject to satisfying the Council's Conservation Officer of the heritage impact of the proposed development it could meet all three of the overarching objectives necessary to achieve sustainable development. A separate advice note from the Council's Conservation Officer was issued on 3rd June 2025, in which the officer stated that subject to use of a sympathetic architectural vernacular and palette of materials the proposal would not adversely affect the character and appearance of the conservation area. It was also noted that planting or a buffer zone separating the development site from the Scheduled Ancient Monument would be required if the application were to be supported.

3.3 In addition, to design amendments, numerous professional reports have been submitted as part of this full application. These reports directly address concerns raised within the pre-application response and demonstrate the proposal's overall acceptability.

3.4 The following planning applications relate to proposals at the application site:

- **18/03025/AD** | Installation of illuminated and non-illuminated signs to the exterior of the building | Permission Granted 19 Dec 2018
- **14/00437/1TCA** | Reduce row of Leylandii trees to approximately 2.4 meters in height and shape into hedge | No Objection 05 Mar 2014

- **13/02938/1TCA** | Reduce 18 Leylandii trees to 2.4m in height and shape | No Objection 30 Dec 2013
- **11/00359/1TCA** | Remove 2 Ash trees (T2 and T5). Crown lift by 30% to one Sycamore tree; one Ash tree and one Field Maple tree (T1; T3 and T4) | No Objection 11 Apr 2011

4.0 Planning Policy Context

- 4.1 The following section outlines the planning policy context associated with the Site.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that in the determination of planning applications, decisions must be made in accordance with the 'Development Plan', unless material considerations indicate otherwise.
- 4.3 The following section summarises the relevant local and national planning policies that will be material in the consideration of the proposed development.
- 4.4 The current development plans for North Hertfordshire District Council comprise the following:
- North Hertfordshire District Local Plan 2011-2031
 - The Pirton Neighbourhood Development Plan 2011-2031
- 4.5 North Hertfordshire's Local Plan 2011-2031 was adopted on 8 November 2022 to set out policies to shape and guide development in The North Hertfordshire District to 2031, with the relevant policies as follows:
- **Policy SP1: Sustainable development in North Hertfordshire**
 - **Policy SP2: Settlement Hierarchy and Spatial Distribution**
 - **Policy SP12: Green infrastructure, landscape and biodiversity**
 - **Policy SP13: Historic environment**
 - **Policy T1: Assessment of transport matters**
 - **Policy T2: Parking**
 - **Policy D1: Sustainable design**
 - **Policy D3: Protecting living conditions**
 - **Policy NE11: Contaminated land**
 - **Policy HE1: Designated heritage assets**
 - **Policy HE4: Archaeology**

4.6 The following policies from the Pirton Neighbourhood Development Plan 2011-2031 bear relevance to the proposal:

- **PNP1-Meeting Local and Wider Needs**
- **PNP2: Design and Character**
- **PNP8: Heritage Assets and Archaeological Heritage**
- **PNP11: Safety of Pedestrians, Cyclists, Equestrians and Motorists**
- **PNP13: Car Parking**

Other material considerations

4.7 Other material considerations in respect of planning policy to be taken into account include:

- National Planning Policy Framework ("**NPPF**"); updated 12 December 2024
- Planning Practice Guidance ("**PPG**")
- National Design Guide ("**NDG**"); 2021
- Technical housing standards – nationally described space standard (2015)
- Pirton Conservation Area Character Appraisal and Management Plan; June 2022
- Vehicle Parking at New Development Supplementary Planning Document; September 2011
- Design Supplementary Planning Document; July 2011
- Sustainability Supplementary Planning Document; September 2024

5.0 Key Development Considerations

- 5.1 This section underlines why the proposed development is both acceptable and desirable with regard to the planning policy context as outlined in the previous section. This element of the PS will similarly address the technical considerations that are relevant to the proposals.

Principle of Development

- 5.2 The site is located within the settlement boundary of the village of Pirton and is regarded as being a sustainable location in development terms. Policy SP2 of the North Hertfordshire Local Plan states that in Category A villages (Pirton's designation), general development will be allowed within the defined settlement boundaries, to make up the shortfall of required development under the '5YHLS'. The Local Plan also gives support in Policy SP1 to the principle of 'making use of previously developed land where possible'. As this site is part of the curtilage of the public house it falls under the designation of previously developed land. In addition to this, historical mapping of the area shows that structures, likely barns, have previously existed on this precise part of the site.
- 5.3 Policy PNP 1 of the Pirton Neighborhood Plan similarly establishes the fact that development within the settlement boundary, subject to conditions, will be supported. With point 1.4.6 explaining that there is "land available within the development boundary for further ad-hoc infill development". It must be noted that the Neighbourhood Plan does not allocate development sites.
- 5.4 The Council acknowledges in its 'Five-Year Housing Land Supply Update; November 2025' that it can only "demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement." This in turn means that the 'tilted balance' in favour of sustainable development as referenced at paragraph 11(d) of the NPPF applies. The tilted balances provides that planning permission should be granted unless the protection of assets of particular importance significantly and demonstrably outweighs the benefits of the application. This PS and the reports submitted

alongside it show that no such 'strong reason' exists in this instance. Notwithstanding the application of the tilted balance it is a settled principle in planning that whilst the relevant plans may be 'out-of-date' for the purposes of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act (2004) still requires planning applications to be determined in accordance with Development Plan, giving the 'out-of-date' policies material weight in the determination of the application. The proposed development is policy compliant and will not adversely affect the setting of the SAM, but it is worth noting that the proposed development is set against the backdrop of a severe under provision of housing in the wider district.

- 5.5 The proposed development would contribute to the realisation of sustainable development, as defined in paragraph 8 of the NPPF, in the following ways:

Economic

- The proposed new dwelling will benefit the local economy as it will provide a new household of consumers and an increase in local authority revenue.
- The occupiers of the proposed dwelling will be users of the shops and services in Pirton, contributing to the vitality of the village.
- The proposal would provide short/medium-term workflow for local building contractors.
- Bring a site that is currently underutilised into a more productive use, whilst ensuring that ample garden and parking space is retained for the public house, meaning that there will be no negative effect on the sustainability of the Motte & Bailey.

Social

- The new family home in a sustainable location would contribute to making up the significant shortfall in the district's challenging 5-YHLS target.
- The sympathetic new building and its associated new planting will help to tidy an area of the village which is currently marked by unattractive overgrown planting
- The proposed dwellings are well designed and in-character and will be an attractive addition to the local area.

Environmental

- 3 new trees and substantial hedgerow planting will be provided on the site.
- The proposal will be designed sympathetically to be in line with local character and improve the street scene and conform to its surroundings.
- Sustainable measures are proposed to improve the energy efficiency of the dwellings and reduce their carbon emissions in the long term.
- Secure cycle storage will be provided to encourage active transport for shorter journeys, which directly supports local and national objectives for sustainable transport.

5.6 The proposal represents sustainable development, as such the principle of development accords with Policy SP1 of the Local Plan and paragraph 11 of the NPPF.

Continued Viability of the Public House

5.7 A Noise Impact Assessment of the development site was carried out by Vine Acoustics and accompanies this application. The assessment found that the measured noise levels are consistent with a relatively quiet road network and bespoke calculations for the variety of other noise sources associated with the pub also indicate that the future residents would not be adversely affected by noise.

5.8 The noise assessment was undertaken over a weekend in August during hot weather and the noise sample recorded can therefore be regarded as a representative sample of the periods during which the most noise is likely to be generated. The assessment found that noise levels are generally low and that any adverse impact on the proposed residential dwelling will be avoided with suitable mitigation measures. It is proposed that alternative ventilation (MVHR, Acoustic wall ventilation, Acoustic trickle vents or natural ventilation louvres etc) be installed to the rear noise sensitive rooms to avoid overheating and assist with ventilation when windows are closed. In addition, it is proposed that the fence between the pub grounds and the new dwelling will be a 1.8m high acoustic fence. It is proposed that these measure be secured by planning conditions. Notwithstanding this, the low noise levels recorded mean that it will be possible for the windows of the dwelling to be opened for long periods of the day and night and allow for natural ventilation. The front facades will be screened from the

public house and thus be exposed to lower noise levels and can therefore be naturally ventilated with open windows.

- 5.9 Based on the measured noise levels, the proposed mitigation measures, the location of the development and the type of noise apparent it is anticipated that the noise will fall at The NOEL value (No adverse effect level) and maybe towards the LOAEL (Lowest observed adverse effect level) and as such the noise should not have a detrimental effect on the future residents providing adequate measures are implemented to the building fabric & elements. For noise sources at the LOAEL. With the implementation of suitable mitigation measures the development noise does not present an obstacle to development.
- 5.10 The findings of the survey indicate that the noise associated with the road traffic, public house garden & car park will not have an adverse impact on the residential dwelling and that there will be no negative effect on the ongoing operation and viability of the Motte & Bailey.
- 5.11 The public house closes at 11pm Monday to Saturday and at 10pm on Sundays, it is therefore anticipated that the noise associated with the pub will not impact the new dwelling and certainly not at night. A change in opening times or restrictions upon the operation of the pub are not deemed to be necessary and mitigation for any minor noise impact can be compensated for by measures ingrained in the new dwelling and its boundary treatments.
- 5.12 The new dwelling would be well separated from the pub and its car park next door. With it being located to the rear of the pub, while most of the outdoor seating for the pub being in front of the building, on Great Green. The boundary with the pub's nearest neighbour, 2 Great Green, is under 8 metres from the front of the pub. The distance from the quieter rear of the pub to this site will be just over 10 metres. The residents of 2 and 2a Great Green and those on the corner of Crab Tree Lane and Pollards Way are all at similar or closer distances to the pub than the proposal site and they do not suffer any unacceptable or inordinate noise problems.
- 5.13 As already mentioned, the pub's primary outdoor seating area is located at the front of the site on Great Green, with a secondary outdoor seating area on the northern edge of the site,

these areas are together more than capable of catering for the needs of the pub and the loss of a section of the rear garden will not affect the trade of the business. The Public House operator has confirmed that the rear area proposed to be developed is less used than the other outdoor spaces on the site. This is partly due to the shading from the trees in this section of the site, which means that it receives less sunlight and is not as attractive a seating area as the other parts of the site. The operator has also confirmed that there is ample outdoor seating provided by the primary and secondary seating areas to accommodate a business of this size and to accommodate the future viable operation of the pub

- 5.14 This proposal will also see the expansion of the pub's car park, creating room for additional parking spaces. This is regarded as a positive benefit of the scheme which will make a modest contribution to the pub's long-term viability. This was acknowledged in the pre-application response.

Design and Site Layout

- 5.15 The proposed development will be situated within a well-sized private garden, of a size in-keeping with many of its neighbours. The set back position of the house from the road and the tree and hedge boundary treatments are both elements in keeping with many of the older properties in the conservation area, such as those on the west side of Great Green, this follows design guidance from the Chilterns Buildings Design Guide. Hard and soft landscaping would enhance the visual amenity and biodiversity of the area and would contribute to the BNG improvements on the site.
- 5.16 The Pirton Conservation Area Character Appraisal acknowledges that the architectural styles, dates and materials of buildings vary throughout the village with some trends such as timber framing to older buildings, red ceramic tile or slate for roof materials, use of brick in 19th and 20th century developments to the village. Roofs and fenestration again vary greatly across the village. There are a number of modern (postwar) buildings within the vicinity of the site, many of them falling under the Pirton Conservation Area, most of which pay little regard to the style and material of the historic buildings around them. With the Conservation Area Appraisal acknowledging that 'the setting of the Conservation Area has already been

compromised in some areas, comparative to its appearance in other historical periods due to the construction of small estates.’ Crab Tree Lane in particular features considerable numbers of unsympathetic postwar houses.

5.17 The proposed dwelling would be set back significantly from the road and screened by trees, presenting as an unobtrusive and sympathetic addition to an already partly built-up road. Whilst not a pastiche, the design of the house has been chosen to sympathetic to the conservation area and draws its inspiration, not from its postwar suburban-style neighbours, but from historic buildings within the vicinity. This is in accord with Policy PNP 2 of the Neighbourhood Plan which urges new development to ‘recognise, respect and reinforce the distinct local, rural character’ of the village. The ‘height, scale, spacing, layout, orientation, design, design detail, and building materials’ are noted as of primary importance and this proposal would give them particular attention. Features that have been included that serve to make the building particularly in keeping with its surroundings include but are not limited to:

- The inclusion of a chimney.
- Use of sympathetic red brick style as primary material.
- Red clay roof tiling.
- Dormer style windows placed low on the roof and used as opposed to roof lights.
- Sympathetic window design, not too large and in proportion to the ratio of solid wall.
- Porch above the front door, in proportion to the house.
- Shorter than the neighbouring pub and trees.

5.18 The preapplication response and the Conservation Officer comments which were in response to an preliminary version of the dwelling that is proposed acknowledged that the design was reflective of the current architectural vernacular and palette of materials.

5.19 With regards to the fact that the application site directly abuts the Ancient Monument, we wish to draw attention to the 1980s built Vicarage on Crab Tree Lane and 2 and 2A Great Green, with the gardens of all three backing on to the SAM. These existing properties do not cause undue harm to the Toot Hill site, mostly due to the fact they are screened by trees, just as it is proposed this new dwelling would be. Although they do not relate to the motte

and bailey itself, properties of various ages about the southern section of the SAM (which contains the remains of the shrunken Mediaeval village), along Bury End and Hitchin Road and noting them is key to understanding the overall context of the SAM. A full assessment of the impact on the setting of the SAM is included in the Heritage Impact Assessment.

Residential Amenity

- 5.20 Policy D2 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. The site is located in an established residential area with existing properties along Crab Tree Lane, suggesting a suitable environment for residential development. A full range of local day to day services including shops, pubs, church, school, post office, etc, and it is clear that a great number of trips from the site would be on foot.
- 5.21 The impact of noise from the public house has already been explored elsewhere in this PS and it is clear that there would not be an unacceptable impact upon residential amenity from the pub. The dwelling is at an acceptable distance from the pub and there are no shading, overlooking or privacy issues with the proposal.
- 5.22 The dwelling complies with Nationally Described Space Standards to ensure future occupiers will enjoy an adequate standard of living. An ample rear garden has been provided for the dwelling which will benefit from south facing sunlight. The residents of the new dwelling will also have the option of using the open space of The Bury, immediately to the south, offering larger publicly accessible green space.

Transport and Sustainability

- 5.23 It is proposed that access to the new dwelling will be taken from a new entrance on Crab Tree Lane approximately 40m east from the junction with Great Green. Visibility splays at the proposed site access are considered to be suitable for the 20mph speed limit for passing traffic, being available at 2.4m x 29m to the west, and 2.4m x 43m to the east.

- 5.24 The site is in an accessible and sustainable location with a range of amenities available within walking or cycling distance, along with several bus services which will assist in encouraging and enabling sustainable and healthy travel choices. The introduction of one four-bedroom house will result in a negligible increase in traffic, therefore, is not considered to be a severe impact as is the test set out in the NPPF.
- 5.25 Parking will be provided on site for three cars in line with the Neighbourhood Plan (PNP 13) and the Vehicle Parking at New Development Supplementary Planning Document. Additionally, an external secure bicycle store, with space for two bikes, will be provided as part of this development in line with the requirements of the local planning policy guidance.

Heritage and Archaeological Impact

- 5.26 Given the site's location within a Conservation Area and next to a Scheduled Ancient Monument, a Heritage Impact Assessment and an Archaeology Desk Based Assessment, both prepared by HCUK, accompany this application and examine its effects and appropriateness.
- 5.27 The Archaeology Assessment concludes that there is potential for archaeological survival on the site, which could lie close to the existing ground surface. It notes that the site contains no known designated archaeological assets. These remains of the western bailey of the motte and bailey castle likely extended into the development site and any remains found would be of evidential and historical illustrative value. They would be considered of regional significance.
- 5.28 Historic map regression and newspaper research shows that the development site has been separated from the wider motte and bailey Ancient Monument site since at least the mid-19th century. On the basis of available evidence, it is considered that the proposed development accords within national legislation. The site has been subject to a desk-based assessment and the archaeological potential and importance has been assessed, this is proportionate and accessible for planning purposes, and the scope of any further archaeological works could be secured by suitably worded conditions.

- 5.29 The Heritage Impact Assessment confirms that historical mapping shows that there were several buildings in addition to the pub itself, probably including outbuildings – barns, sheds, stables, and possibly a brewhouse on the site. Some of these buildings defined the northern perimeter in the curve of Crabtree Lane, and there were two structures on what was then the eastern boundary, next to Toot Hill. In the last two decades of the 19th century most of the outbuildings were cleared. Then, when the pub was redeveloped, a new range of outbuildings was constructed to the north, again on the Crabtree Lane frontage. These outbuildings continued to be shown on O.S. maps into the post-war period, suggesting that they were demolished within living memory. This shows clearly that there has been built form on the development site, likely within living memory.
- 5.30 No particular heritage significance is attached to the present building known as The Motte and Bailey public house. It is a rendered and tiled building with three gables on the front (west facing) elevation, in a nondescript Edwardian style, loosely in the Domestic Revival tradition. The public house makes a weakly positive contribution to the character and appearance of the conservation area and to the setting of the scheduled monument, which is to say that it is a longstanding part of the street scene. Its car park and gardens make a neutral contribution to the significance of the heritage assets.
- 5.31 Not being of intrinsic heritage significance, the part of the garden to be developed will not be affected except insofar as there will be effects on buried archaeology, which must be dealt with in their own right. There will be a small change within a small part of the surroundings of the scheduled monument but it must be stressed that the application site is not the whole setting of the monument. Rather, it is small part of the setting, which extends in 360° around the whole monument – including, for example, land in Walnut Tree Road to the south east. Overall, the effect of the proposal on the setting and significance of the scheduled monument will be neutral. There will be no harm to the significance of the monument.
- 5.32 The change to the conservation area will be small, and it should be seen in light of the fact that there were successive phases of previous development along the northern edge of the corner of Crabtree Lane which were probably still standing within living memory. Overall, the effect on the conservation area will be neutral, preserving the character and appearance of

the designation. No part of the council's formal preapplication response (27 May 2025) or the Heritage and Conservation Officer's more detailed memorandum (3 June 2025) suggested that the proposal would cause harm to the significance of any heritage asset.

Arboricultural Impact and BNG

- 5.33 An Arboricultural Impact Statement and Arboricultural Method Statement prepared by Mulberry TMC accompany this application. All the trees on and around the site were surveyed and the report confirms that two trees will be felled as part of this application. One of these trees is a self-seeded Ash, displaying early signs of Ash Dieback and graded as of C2 quality. The loss of this tree is deemed to be minor and acceptable. The other tree to be felled is a Lime tree of reasonable form on the site of the proposed dwelling, graded as being of B2 quality. Neither of these trees are subject to tree protection order although the one does tree does make some contribution to the conservation area. However, due to boundary screening, its visibility from the street is obscured and its loss is not deemed to be detrimental to the character of the Conservation Area on this basis.
- 5.34 The loss of this tree is proposed to be compensated for by the planting of 3 new native trees on the northern boundary of the development plot. The new trees will give a greater diversity of age class on the site, thereby increasing sustainability, and will provide a greater diversity of species and therefore wildlife habitat. The 3 to 1 ratio of compensatory planting is deemed to be an acceptable replacement for the tree to be felled. In the planning balance the loss of a single tree of reasonable quality, to be replaced on a 3 to 1 basis, does not outweigh the provision of a new dwelling in the context of the District's significant 5-YHLS shortfall.
- 5.35 The new tree and hedge planting along Crab Tree Lane. The existing tree screening between the application site and the Scheduled Ancient Monument whilst comprising non-native conifers, of no particular value in and of themselves, but they play a crucial role in screening views in and out of the Monument and will for this reason be retained in their entirety. Some concern was raised in the preapplication response about the temptation to remove trees later, which could potentially cause a greater degree of harm to the SAM. We do not propose any tree removal to the eastern boundary to the site and any hypothetical future removal or

reduction of the Leylandii trees on the site would, by nature of being in a conservation area, be subject to a separate application, meaning this cannot be a material factor in deciding the merits of this proposal.

Flooding and BNG

- 5.36 The site is located within Flood Zone 1 and there are no identified surface water flooding risks. It is clear that the development of a single dwelling will not cause drainage or flooding issues on or near the site.
- 5.37 A Biodiversity Net Gain Feasibility Assessment and Metric prepared by Brynley Andrews Associates accompany this application and conclude that is a small, hard-landscaped plot where a single lime tree accounts for over half of the baseline value. The tree is proposed for removal and as there is limited room to achieve the statutory 10% BNG gain on site, the gain will be provided by making up the shortfall of 0.1575 habitat units via a local habitat bank on the Biodiversity Gain Register, while delivering hedgerow net gain through 10m of new native hedgerow.

6.0 Conclusion

- 6.1 CPC has produced this Planning Statement on behalf of Punch Partnerships (PML) Limited in support of their proposal for the erection of one 4-bedroom detached dwelling including bin store, parking, landscaping and reconfiguration of the existing public house car park and rear garden, with the creation of vehicular access off Crab Tree Lane at the Motte & Bailey Public House, 1 Great Green, Pirton.
- 6.2 This Planning Statement, the forms, drawings and reports included in this planning application demonstrate that this proposal for a much-needed family home in a sustainable location is compliant with relevant national and local planning policy.
- 6.3 The proposal would not affect the ongoing viability of The Motte & Bailey public house, which would remain entirely unaffected by the development. The design of the proposal would be in-character with the local area and has taken design cues from neighbouring buildings to anchor it in the local design context.
- 6.4 This development is set against the backdrop of the council's 2.6 year HLS position, which bears significant weight in the balance assessment for the application.
- 6.5 The council is therefore politely invited to grant planning permission for the proposals without undue delay.
- 6.6 If you have any queries regarding the above proposals, please do not hesitate to contact me directly on ryan@cpcplanningconsultants.co.uk or 01243 697707.