

Hearing Session Tuesday 17th July 2018 pm

Matter 15 : Justification for allocation provisions

Dadbrook Farm:

Written Representations by Ken Trew on behalf of Cuddington Parish Council

1. Initial responses to the Submission Draft of VALP.

- 1.1 Rep 344 by Ken Trew on behalf of Cuddington PC raised concerns about the lack of clarity about the developability of the site and deliverability in the 1 to 5-year period. Recommendations were made for changes to the Plan.

2. Response by AVDC to the Inspectors Question 73

2.1 AVDC's response (ED60A) has addressed the technical issues, by stating that these can be resolved through a planning application. With regard to deliverability AVDC state that '*a Site Delivery Statement has been drafted with Brown & Co. and Mr James Gibson who are promoting the site. The Site Delivery Statement is in draft but is not finalised*'

3. Further evidence by Ken Trew on behalf of Cuddington Parish Council

3.1 The draft Site Delivery Statement described in ED60A is not available as an Examination document and a copy is requested.

3.2 AVDC provide no further details about the access to the Dadbrook Farm site from Dadbrook (CDN003 g). Given that the site is essentially land-locked it is important to establish how it will be accessed.

- 3.3 ED60a refers to discussions with the owners about a larger development of 50 to 60 homes at Dadbrook Farm. This proposal is described in Rep 819 and is reliant on the relocation of the existing farm buildings.
(Land to the south of the farm (CDN007) was rejected by AVDC at the HELAA stage)
One of the reasons given by the landowner's agent (Rep 819) for the larger development is the removal of '*any potential conflict with any new residential development on the site*' ie a conflict between the farm and the residents. For the proposed allocation site this conflict seems inevitable as it assumed that a) the housing access would be through the farm, or very close to it, and b) the housing would abut the farmyard. This suggests that deliverability of the proposed allocation is problematic.

3.4 If a larger development at Dadbrook Farm is to be considered it should preferably be assessed through the Cuddington Neighbourhood Plan (NP) which is now underway. The aim is to complete a draft of the NP by the end of 2018 with a final submission in May 2019.