Question I24.1

The Council agreed to revisit the question of deliverability of site CDN003 without a larger allocation conducive to the landowner’s desire to underwrite the relocation of farm buildings.

AVDC Response

AVDC contacted the site promoter Brown & Co of Banbury on 30 July 2018 to ascertain the intentions for the site and find out if the site were allocated for 15 homes as per the VALP allocation boundary, would they develop the site and if so when might a planning application come in.

The Council received a response from Brown & Co of Banbury on 14 August 2018 which is the letter below. The letter confirms the promoter is not interesting in progressing a development of the size and site boundary shown in the VALP Submission. If the site were allocated there would be no prospect of the site as described in site allocation proposal D-CDN003 coming forward as a planning application.

Therefore the Council has now found that the site allocation proposal D-CDN003 is undeliverable under the terms the definition of a ‘deliverable site’ as set out in footnote 11 (paragraph 47) of the NPPF (2012).

AVDC’s response to the Inspector’s Question I24.1 is as the site promoter does not support this amount of development and is seeking a larger development on a larger site than what is shown in the VALP, we will be suggesting the site CDN003 shown in the Submitted VALP is deleted through a modification. We intend to show this as a Proposed Modification.

The site promoter can respond to the Modifications consultation if they wish to reassess their position and also has the neighbourhood plan route available. The Council understands the site promoter has been engaging with the parish council regarding promoting a site for the neighbourhood plan which is at an early stage of preparation.
14th August 2018

David Broadley
Senior Planner
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

Dear David

Dadbrook Farm, Cuddington- Site CDN003

Please find below our response to your two questions;

We (Brown & Co and our client) are more than happy for our previous letter to be shared with Cuddington Parish Council.

In response to your second question, as far as our client is concerned we are in the same position as expressed previously. We support the principal of development however for reasons previously outlined we consider a development in the region of 15 units too small. As previously stated we propose a larger development in the region of 50-60 units and would hope to be able to bring the site forward for a planning application in 2018/2019.

We are also in direct communication with the Cuddington Neighbourhood planning group regarding the possibility for development on the site.

Yours sincerely

Christopher Ashley BSc (Hons) MSc
Land Agent
For and on behalf of Brown & Co – Property & Business Consultants LLP
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