

## **Inspector's Extra Examination Document ED158 – Table of Actions Arising from Hearings Sessions 10-20 July 2018**

### **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.

CDA/60468

14<sup>th</sup> August 2018

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



**Banbury Office**

33 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

**T** 01295 273555  
**F** 01295 270081  
**W** brown-co.com

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

A handwritten signature in black ink, appearing to read 'C. Ashley'.

**Christopher Ashley BSc (Hons) MSc**  
**Land Agent**

For and on behalf of Brown & Co – Property & Business Consultants LLP  
Email: [christopher.ashley@brown-co.com](mailto:christopher.ashley@brown-co.com)