

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 Note on The Deliverability of Site Allocation CDN003 – Further Response

Since the Council's response to Question I24.1 was published as ED178 on 07/12/2018, the situation regarding deliverability of the site has changed and AVDC does now *not* intend to delete the site from the VALP at the Modifications stage.

AVDC now understands that the owners of the site Mr and Mrs Gibson *do* now wish the site to be retained in the VALP and have confirmed by both email (see below) and by letter (see attached) that the site *is* deliverable in the first five years of the plan and that the allocation of 15 homes *is* a figure that they support.

On this basis, AVDC no longer has concerns regarding the deliverability of the site allocation and does not intend to make any modification to the VALP site allocation D-CDN003.

Please see below the emails received since 25 March 2019 concerning the deliverability of the site.

Please also see attached a letter from Spitfire Homes to AVDC Head of Planning Policy dated 25 March 2019.

From: Gareth Davis
Sent: 12 April 2019 11:00
To: Broadley, David
Subject: FW: RE. Dadbrook, Cuddington

Morning David

Apologies for the delay, I've been out of the office for a couple of days. I thought it best that you hear it from the land owner rather than Spitfire (with a vested interest).

I hope the email below from the land owner's agent confirms to you that this site is deliverable as a 15-unit housing site.

Kind regards

Gareth



Gareth Davis
Senior Land Manager

Spitfire Bespoke Homes Ltd.
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From: Paul Curtis
Sent: 11 April 2019 18:45
To: Ken Trew , Cuddington Parish Clerk
Cc: James Gibson ; Gareth Davis
Subject: RE. Dadbrook, Cuddington

Ken

Thank you. I have spoken with James.

To be clear....yes the above is a deliverable site for 15 houses.

Based on the above and per the below e mail from AVDC I assume that the proposed allocation will remain in the VALP

By all means copy this e mail to AVDC

Rgds

Paul Curtis, BSc (Hons) MRICS FAAV
Land Agent, Partner

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For and on behalf of Brown & Co - Property & Business Consultants LLP

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From: ken trew

Sent: 11 April 2019 14:54

To: Paul Curtis

Cc: James Dadbrook

Subject: FW: Dadbrook, Cuddington

Paul,

James has asked me to send you copies of these emails.

I trust that these are self-explanatory but please give me a call if you wish to discuss.

I am on leave from Friday lunch time to Monday evening but can always call you back if you leave a message.

The 2nd village survey concluded yesterday and we are now going through the results including how villagers voted for the six different sites. I will send all the site promoters a summary once the Parish Council has signed off the report.

Best wishes
Ken

Sent from [Mail](#) for Windows 10

From: Ken Trew
Sent: 11 April 2019 13:30
To: James Dadbrook
Subject: RE: Dadbrook, Cuddington

James,

I have had a further discussion with AVDC and they say they need confirmation in writing from the landowner if the intention is to only release the land for the larger development rather than the 15 houses proposed by AVDC ie it wouldn't be released for 15 houses .
Is this something you are prepared to do please?

Many thanks
Ken

Sent from [Mail](#) for Windows 10

From: Ken Trew
Sent: 09 April 2019 12:34
To: James Dadbrook
Subject: FW: Dadbrook, Cuddington

James,

I hope you don't mind me contacting you directly about this but it looks as if its quite urgent – see email below from AVDC .

The letter from Gareth Davis refers to a **minimum** of 15 homes and I understand that this is consistent with your position in that you would not want to deliver only 15 homes. However, the proposed allocation in VALP is for 15 houses and not a minimum of 15 houses. The allocation can only be confirmed for 15 houses.

From your call last night I understand that you don't want an allocation of 15 houses (it has to be higher) , and on that basis an allocation of 15 would be 'undeliverable' . If it is 'undeliverable' it would be omitted from VALP.

It would help AVDC if there was a note / email etc confirming that it is not proposed to seek an allocation of 15 homes and the land would not be released for this purpose.

I have left my telephone numbers with Zoe and I would be grateful if we could discuss this or I could pop round if that's easier?

Best wishes
Ken

Sent from [Mail](#) for Windows 10

From: [Broadley, David](#)
Sent: 09 April 2019 12:17
To: Ken Trew
Cc: [Williams, Peter](#)
Subject: RE: Dadbrook, Cuddington

Hi Ken,

The attached letter does make it clear 15 homes is deliverable.

I have asked Mr Davis to be clear: is this the position or not. I have made it clear we aren't offering 31 homes - it is 15 or nothing.

If Mr Davis or the site owners confirm to me they will not bring forward the site as 15 homes then we would take the site out of VALP. Otherwise we will keep the site in on the basis of the letter.

But this needs to be sorted out quickly as we are working on modifications to the VALP and need to know where we stand.

Thanks

David

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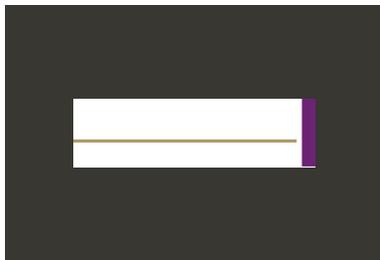
From: Gareth Davis
Sent: 25 March 2019 14:55
To: LocalPlanConsult
Subject: Dadbrook Farm, Cuddington - D-CDN003

Dear Head of Planning Policy

Please find attached a letter referring to the deliverability of the draft allocation site D-CDN003 at Dadbrook Farm, Cuddington.

Kind regards

Gareth



Gareth Davis
Senior Land Manager

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