

Question 47

I would welcome the Council's observations on the representation (1730) from Mr Christopher Roberts of Turley Associates on behalf of Persimmon Homes Ltd and CALA homes Ltd to the effect that 315 units are undeliverable on allocation D-HAD007.

AVDC's response:

The capacity of the site, given as 315 in the HELAA, was based on an average density of 35 dwellings per hectare which was applied to all sites with no detailed assessment of site capacities. It is therefore accepted that actual site capacities may vary from the capacities set out in VALP when more detailed assessments are subsequently undertaken. The council is working toward the preparation of Site Delivery Statements to confirm the capacities set out in VALP with site promoters or developers. The housing provision within VALP contains a buffer to address variations in site capacity and delivery rates.

A planning application has been submitted on the site of D-HAD007 since the finalisation of the submission VALP with the reference 17/02280/AOP. The detailed work and consultation that has taken place during the planning application process has meant that the capacity of the site has reduced to address concerns raised. Currently the application has had amended plans submitted which show a masterplan capacity reduced down to 239 dwellings. This is still under assessment with the following issues being of concern: landscape character, conservation area impact, flooding and drainage issues and open space provision. There is an expectation that the dwelling capacity may have to drop further to potentially allow for an increased landscape buffer on the north of the site, an acceptable response to the heritage concerns as well as further SUD and open space provision, if the latest masterplan still needs amending following consultation. Until planning permission is granted there is no definitive alternative figure for the site's capacity.

In his representation Christopher Roberts makes the suggestion that the allocation should be enlarged to include land to the north. As also set out as part of the answer to question 24, the main reason for the current position of the allocation boundary relates to landscape impact. This is also why the site is only described as part suitable in the HELAA. If the site were to intrude further north into the countryside that would further exacerbate the landscape harm and was therefore considered to be unsuitable. Currently the development boundary is also a logical one when considering the existing and committed development, as shown on the below plan. The boundary of the allocation continues the built area of the committed airfield site to the west (HAD005) which is currently under construction. The boundary of the built development for this scheme was also defined (with landscape impact in mind) with reference to the designated Area of Attractive Landscape to the north of the A418.



Source: The design and access statement for the planning application 17/02280/AOP. HAD007 is the site shown in slightly brighter colours to the north of the existing settlement. The proposed airfield, which is currently under construction, is also imposed on this map.

Whilst this reduces the amount of housing that would be anticipated to be delivered in the plan period in Haddenham, overall at a district level this reduction is balanced out by previously unaccounted for commitments that have come forward since 31st March 2017. The end of the year work to update the commitment and completions for 31st March 2018 is currently in progress and an update is intended to be provided for tables 1 and 2 in VALP and the trajectory/5 year housing land supply position.

The Council proposes to amend the stated capacity for the allocation when an agreed capacity is arrived at.