

Inspector's Question 40

The Inspector would welcome the Council's observations on the representation from Mr Jonathan Harbottle on behalf of Land and Partners Ltd concerning the justification for the specific provisions of allocation D-ICK004.

AVDC Response

The representor has objected because the VALP allocates the 1.4 hectare site in Ickford for "around 20 dwellings" when it is considered that 30 dwellings can be accommodated on the site. A planning application in outline (17/02516/AOP) for the same site is pending consideration for up to 30 dwellings. The planning application was validated on 25 June 2017.

AVDC's view on the capacity of the site came from the HELAA process. In the latest version 4 of the HELAA report it was observed that whilst around 20 homes could be achieved, there were still constraints including highway access and a landscaping scheme needed to be resolved as part of the planning application process. The site is also in a sensitive location on a village edge adjacent to open countryside with built development only to a small part of the site's southern boundary. The village is characterised by larger detached properties with sizeable gardens and on the edges of the village the density of development reduces. Four parts of the village are also designated as Conservation Areas although none are well related to the allocated site.

The VALP Sustainability Appraisal ahead of the Proposed Submission plan scored the site positively with 23 green positive scores, 5 reds (negatives) and 3 amber neutral impacts based on a capacity of 20 dwellings. Therefore, the overall SA scoring was positive for the site allocation as proposed in VALP.

AVDC in allocating the site for 'around 20 homes' in VALP reflects AVDC's view on the potential capacity of the site pending the evaluation of the detailed constraints through a planning application. It does not mean a scheme of 30 homes might not be approved. It is therefore considered that the plan does not need to be modified as the site capacity will be determined through consideration of the planning application.

In any event, AVDC and the representor have engaged in preparing a Site Delivery Statement (SDS) and both scenarios of 20 or 30 homes have been shown to be practically deliverable, but importantly the SDS does not take into account design considerations.