

## **Inspector's Question 71**

I would welcome the Council's observations on representation 792 from Mark Rose of Define on behalf of Bovis Homes concerning allocation D-STO008

### **AVDC Response**

The representation relates to a housing allocation in Stone for 10 houses and suggests that a larger site should be allocated by including adjacent land.

AVDC notes the point in the representation about the difference between the HELAA capacity and the VALP site allocation policy. However the HELAA is very much a starting point and the capacity it identifies is notional and does not take into account the effect of detailed site mitigation, layouts, access arrangements and other detailed design issues which remain to be considered. It is also the case that other evidence such as the Sustainability Appraisal and SFRA was published after completion of the HELAA. This led to further site capacity work to refine the site allocations before they were finalised for the submitted local plan.

The Strategic Landscape Appraisal referred to was only one study and informed the site allocations, but it did not set a limit on the mitigation and green infrastructure required for individual allocations.

Workshops held in spring/summer 2017 with technical specialists within the Council and BCC Highways looked at various detailed planning issues for all site allocations. . These also informed the site specific criteria.

The notional capacity of the site in VALP is nevertheless for 'around 10 dwellings' so there is already some scope for further refinement ahead of a formal planning application submission. However, in view of the VALP site specific criteria, in particular the landscape mitigation and green infrastructure around the southern and western site boundary, AVDC still considers the extent of the site and its notional capacity is appropriate. As stated in the policy the site layout will need to reflect the adjacent settlement character and identity, which on the northern boundary consists of large detached dwellings, as well as using a landscape led approach to design.

In terms of the settlement hierarchy, AVDC is satisfied that Stone has met the criteria in the Settlement Hierarchy Assessment (CD/MIS/003) for being a Larger village in the settlement hierarchy for VALP and of the need for only 10 more homes in addition to the 36 homes that are already built or committed as set out in Table 2 of the VALP. Even if 42 homes could be achieved on the site, there is no need to have a larger site providing more development to meet housing need within the plan area.

AVDC considers no change to the plan is needed.