

Inspector's Question 73

I would welcome the Council's observations on representations 134 Chris Muldoon, 344 and 345 Ken Trew of Cuddington Parish Council and 225 Mrs Gillian Fisher concerning allocation D-CDN001.

AVDC Response

Regarding Mr Muldoon's representation the Council does not doubt there will be some impact on the Cuddington Conservation Area, given the site's location within it, and the eastern gateway into the village if this site is developed. However, the suitability of the site for development depends on whether any negative impacts can be minimised to an acceptable degree. Any potential heritage impacts, and other impacts including highways and landscape/visual impact, were investigated in the 2017 Housing and Economic Land Availability Assessment (HELAA) version 4 (CD/HOU/007). This study looked at whether the principle of development on the site would be suitable given site constraints. The assessment fully involved colleagues from AVDC's heritage team covering the important issue of the impact on the Conservation Area. The heritage team considered the 2008 Cuddington Conservation Area statement

https://www.aylesburyvalecdc.gov.uk/sites/default/files/page_downloads/CA-Cuddington.pdf

The conclusion in the HELAA assessment agreed with AVDC and BCC colleagues was that in principle a frontage development may be acceptable and would not negatively impact on the Cuddington Conservation Area depending on its design. The site was therefore categorised as part suitable. It was considered though that there would need to be careful guidance in the VALP if the site was to be allocated to have particular regard to the Conservation Area. The specific text in the HELAA is as follows:

Part suitable for housing – The site has historic constraints however being in the Conservation Area and with Listed Building curtilages in proximity. Around 6 units could be achieved on a sensitively designed proposal.

Since completion of the HELAA, leading up to the production of the VALP Proposed Submission, workshops were held with colleagues to look at the sites needed in further detail and draw up policy criteria. Buckinghamshire County Council officers were also consulted. A criterion (f) in policy D-CDN001 was agreed to carefully respect the Conservation Area, criterion (d) makes it clear that only a frontage development will be permitted, and other criteria (a) on settlement character and identity and (b) and (c) on landscape considerations were also drawn up. The VALP Proposed Submission therefore reflects the outcome of those workshop/consultations.

It is therefore considered that the impact on the Conservation Area has been appropriately considered and the allocation of the site in VALP is appropriate.

With regards to the representations from Mr Ken Trew, the highways impact of the allocation was also a matter considered through the HELAA process and the workshops leading up to the VALP Proposed Submission. Buckinghamshire County Council are satisfied that highways and drainage issues can be tackled through a prospective planning application and are not a barrier to development in principle.

In terms of the second issue raised by Mr Trew of the time frame for development, a Site Delivery Statement has been drafted with Rectory homes who are promoting the site. Whilst there is some disagreement as to whether the site has capacity for 6 or 8 homes, both the Council and Rectory agree that development could be completed by the year 2020/21. This is within 1-5 years from now as set out in the VALP Proposed Submission.

With regards to the representations of Mrs Fisher on highway infrastructure in the village, AVDC considered the cumulative impact of one or both sites allocated in Cuddington in workshops and a consultation with Buckinghamshire County Council leading up to the VALP Proposed Submission. The workshops and consultation agreed that in principle development to the extent outlined in VALP could take place on the two sites although criteria would be needed to manage highway impacts. These are criteria (e) and (g) in Policy CDN001 and (g) of CDN003. The criteria are additional to the Council's usual requirements on the Local Validation List for planning applications. Policy T4 of VALP would also apply to secure the necessary mitigation should this be needed following consideration of a Transport Statement or Transport Assessment at the planning application stage.

It is therefore considered that the transport implications of this site and the potential for delivery have been appropriately considered and no modification of VALP is necessary.