



Hearing Statement
Respondent Reference: 831779

**EXAMINATION INTO THE VALE OF WHITE
HORSE LOCAL PLAN 2031 PART 1:
STRATEGIC SITES AND POLICIES**

August 2015

Introduction

1. This statement is submitted to the Examination into the Vale of White Horse District Local Plan 2011-2031: Part 1 on behalf of the below listed landowners.
2. This statement responds to each of the issues raised by the Inspector in his Matters and Issues in turn.
3. Represented landowners
 - Robert Graham Boyles
 - Geoffrey John Boyles
 - Jean Ellen Frances Boyles
 - Elizabeth Ann Boyles
 - Robert Gee
 - John-Michael Gee
 - Richard Venables
 - Tracie Palfreyman
 - Julie Van Onselen
 - Lisa Venables
 - John Rand
 - Denise Fletcher
 - Lucy Hick

Word count: 2,799 (excluding Appendix and Inspector's questions).

18. Matter 2 – Objectively Assessed Needs for Housing and Employment Land

“2.1 Is the identified objectively-assessed need for housing of 20,560 new dwellings (an average of 1,028 per year), as set out in policy CP4, soundly based and supported by robust and credible evidence? In particular:

- (a) Are the SHMA’s demographic adjustments to the 2011 CLG Household Projections soundly based?*
- (b) Is it appropriate to include an allowance for addressing past shortfalls in the delivery of housing against the South East Plan housing requirements?*
- (c) Is the SHMA’s adjustment to take account of forecast economic growth as set out in the Cambridge Econometrics/SQW report soundly based?*
 - (i) Are the report’s forecasts of employment growth in the District realistic?*
 - (ii) Is there evidence that the forecast employment growth would give rise to demand for new housing within the Vale of White Horse district?*
- (d) What are the implications of the 2012-based CLG Household Projections for the objectively-assessed need for housing?”*

19. The NPPF requires local plans to meet their area’s housing needs in full. The need is to be established by a SHMA based on an objective assessment involving neighbouring authorities where a housing market area crosses administrative boundaries. The Oxfordshire SHMA has been accepted as identifying the objectively assessed need for the Oxfordshire Housing Market Area through the Inspector finding the Cherwell Local Plan sound; in relation to the SHMA the Inspector commented: *“I am fully satisfied that the methods used in, and the scenario outcomes arising from, the 2014 SHMA are consistent with the requirements of the NPPF and the PPG” (Cherwell Local Plan Inspector’s Report, 2014, para 47)*. The submitted plan seeks to meet the need identified for the Vale of White Horse district through the SHMA planning for at least 20,560 new dwellings.

20. The SHMA figures are further endorsed by the Inspector’s Preliminary Questions and Comments with regard to the West Oxfordshire Local Plan Examination (July 2015) whereby the Inspector has raised concerns with the approach of the Council in pursuing a plan that seeks to provide for fewer houses than identified as required through the SHMA.

21. The SHMA is the only objectively assessed housing need for the area within the terms of the NPPF, and consequently the only sound basis upon which the planned housing can be based.

“2.2 Is the identified need for 13 additional pitches for gypsies and travellers (CP27) soundly based and supported by robust and credible evidence?”

22. No comment.

“2.3 Is the identified need for 219 ha of land for future employment development (policy CP6) soundly based and supported by robust and credible evidence?”

23. No comment.