

Vale of White Horse Local Plan 2031 (Part 1 Strategic Sites and Policies) Examination - Stage 2



Hearing Statement on Behalf of Redrow Homes South
Midlands Respondent 723103 - Matter 12

5 January 2016

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Matter 12 – District Wide Policies (CP1, CP22 – CP22 and CP37 – CP46)

- 1.1 This Statement responds to the Stage 2 Matters and Questions as at 17 December 2015.
- 1.2 This Statement specifically deals with aspects relevant to Strategic Site 5 East Sutton Courtenay.
- 1.3 Bidwells on behalf of Redrow Homes South Midlands made representations to the Publication Stage of the Local Plan in December 2014 and are participant at relevant Stage 2 Examination Hearings.
- 1.4 A Statement of Common Ground between Vale of White Horse District Council (the Council) and Redrow Homes South Midlands in respect of Site 5 was submitted in respect of Stage 1 of the Examination Hearings.
- 1.5 The Statement of Common Ground was signed by the Council dated 10 September 2015.
- 1.6 An outline planning application for up to 200 dwellings and associated development on part of the Site (reference: P15/V2353/O) was registered by the Council on 5 October 2015. This application remains under consideration by the Council.
- 1.7 It is acknowledged that Stage 2 of the Examination Hearings is not intended to examine the current planning application for part of the Site. However there are technical matters assessed through the current planning application which are relevant to the examination of the Local Plan during the Stage 2 hearings.



1.8 12.1 Are the policies relating to the presumption in favour of sustainable development and building healthy and sustainable communities soundly based?

- 1.9 (b) In respect of CP22: Housing Mix it is not considered appropriate to require all new residential developments to be in accordance with the current Strategic Housing Market Assessment. This is because this type of assessment deals with a larger area and cannot be strictly applied to each and every site. There is a need for some level of flexibility beyond the consideration of viability. Some locations will have specific needs not capable of being picked-up on by the SHMA.
- 1.10 (d) We are broadly supportive of the approach under Policy 24: Affordable Housing of up to 35% affordable housing on relevant residential development.
- 1.11 However we request a change that the policy specifically states up to 35% affordable housing.
- 1.12 The Housing and Planning Bill 2015-16 includes a definition of Starter Homes and a potential requirement for Local Authorities to facilitate delivery of Starter Homes.
- 1.12.1 There is a current consultation by Government on proposed changes to National Planning Policy including supporting delivery of Starter Homes.
- 1.13 Unfortunately the submitted version of the Local Plan pre-dates the Bill and the current consultation and therefore Policy 24 does not take these into consideration. The Local Plan is intended to cover the period to 2031 and as such it is requested that the Council explain how it proposes to deal with the issue of Starter Homes in the plan. It is requested that Starter Homes as affordable housing is included within the plan and specifically under Policy CP24.

1.14 Conclusion

- 1.15 We request a change to Policy CP22 to state up to 35% affordable housing.
- 1.16 We request a change to Policy CP22 to reflect the Government intention for provision of Starter Homes as part of affordable housing.

1.17 Word Count: 526.

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