



**Hearing Statement
Respondents Reference:**

831779 & 877851

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

Matter 12

District Wide Policies

January 2016

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 representation follows representations submitted in relation to Stage 1 of the Examination held in 2015; we trust that the Inspector will have regard to those comments where relevant to the issues now under examination.
3. This statement responds to the Inspector's questions in relation to Matter 12, it should however be read alongside previous submissions in relation to Stage 1 of the examination, and accompanying statements relating to other matters examined at this stage.
4. 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
 - Jonathan Kenwright

Word count: 99

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

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

(a) Presumption in Favour of Sustainable Development (CP1)

(b) Housing Mix (CP22)

(c) Housing Density (CP23)

(d) Affordable Housing (CP24)

(e) Rural Exception Sites (CP25)

(f) Accommodating Current and Future Needs of the Ageing Population (CP26)

5. Since submission of the plan for examination the Government have announced their intention to introduce significant changes with regard to affordable housing and new developments, including notably the inclusion of ‘starter homes’ within the definition of affordable and the broader Planning Housing Bill which is presently being discussed.
6. Whilst we acknowledge these changes are at an early stage their implications for new developments are significant. It is appropriate that the Council and their relevant policies are suitably adaptable to respond to the changes in Government policy that aim to increase delivery of new housing, including affordable homes.

“12.2 Are the policies relating to supporting economic prosperity soundly based?”

(a) New Employment Development on Unallocated Sites (CP28)

(b) Change of Use of Existing Employment Land and Premises (CP29)

(c) Further and Higher Education (CP30)

(d) Development to Support the Visitor Economy (CP31)

(e) Retail Development and other Main Town Center Uses (CP32)”

7. No comment.

“12.3 Are the policies relating to protecting the environment and responding to climate change soundly based?”

(a) Design and Local Distinctiveness (CP37)

- (b) Design Strategies for Strategic and Major Development Sites (CP38)*
- (c) The Historic Environment (CP39)*
- (d) Sustainable Design and Construction (CP40)*
- (e) Renewable Energy (CP41)*
- (f) Flood Risk (CP42)*
- (g) Natural Resources (CP43)*
- (h) Landscape (CP44)*
- (i) Green Infrastructure (CP45)*
- (j) Conservation and Improvement of Biodiversity (CP46)”*

8. No comment.