

Speech:

Hello my name is Luke Carter, I am the applicant and the developer of this site. I grew up in Long Hanborough and have lived and worked there most of my life.

So therefore I am acutely aware of the lack of provision of small units for the young and old alike for sale or for rent in Long Hanborough. There simply aren't any one bed units available in Long Hanborough at all. As a local employer I have watched staff try to find one bed properties to rent and buy and they simply could not and they have been forced to look further afield.

This problem affects the elderly as well, My Grandmother lived in the village and could not find a flat to downsize into and had to move into Woodstock leaving behind her friend group which was very sad.

So when it was announced that there were 366 new homes to be built around Long Hanborough I welcomed it. I was however astonished that no one beds were being built, I thought that there must have been a planning policy as to why 1 beds were not being built, to my amazement **there is not**. On the contrary the local adopted plan states that the council should be looking to make a target provision for 1 bedroom properties of 4.8% of all new build projects in the district. In Long Hanborough there are no existing one beds available.

According to two leading West Oxfordshire estate agents Breckon and Breckon and Martyn Cox, they have over 250 registered prospective buyers looking for properties up to 200k, and as of the 3<sup>rd</sup> of July 2019 there were 114 new homes available for sale within 3 miles of Witney including Long Hanborough and out of these 114 houses only 2 of these were 1 beds that is less than 1.6% of current stock as opposed to the target figure of 4.8%.

The cheapest new build offering in Long Hanborough is a £300,000 for a two bed semi detached house on the Hanborough Gate new development, As we are going to start our pricing at £165,000 these flats are far more obtainable for a single person young or old, than any other offering in the local area.

Of course there are the objectors who would rather see flats as far away from there detached large homes as possible and away from all there amenities as they see it, but that is sectarianism at its worst and devisive in its nature, There are also the supporters that are desperate to start their lives and get off the rental market and own there own affordable starter home that is not subsidised.

My consultant and I have worked over many months and satisfied all professional planning requirements on this scheme which is now reduced to 7 units and retained the old cottages within this scheme which is now barely viable. I will never be able to satisfy every neighbour although we have tried our very best to do so.

We feel this will be one of the best one bed schemes in WODC to date, built out of Cotswold natural stone.

Combining the old and the existing buildings , For the benefit of first time buyers and downsizers alike.

I hope you can support this application if you have any questions, I would be more than happy to answer them.