

Strategic Housing Market Assessment

The draft Local Plan has at its core the assessment of houses needed in the Vale up to 2030 (The Strategic Housing Market Assessment (SHMA)). Whilst the Local Plan documents are very comprehensive and allow us to comment on each and every section, we have not been afforded the opportunity to comment on the SHMA. The Vale district is predominately rural and suitable developer land is very limited. Therefore to embark on a programme that seeks to encourage both new housing and new employment on our rural heritage and at a scale not seen in the Vale before, seems irresponsible. We therefore think that 1,028 extra houses per year until 2031 is too high and probably unattainable as builders will not be able to build so many houses that quickly.

Also the growth figure for jobs appears to rely on present levels of manpower being required exponentially whereas modern factories (such as the Cowley Mini Plant) are continually becoming more automated. Half of the growth is to meet the need of the existing district population and half is in response to growth in the number of jobs. So growth in the number of jobs is a key factor driving the demand for the new housing. The Local Plan should be more restrictive by clearly identifying the first 5 years of development with all other development areas being provisional depending on the uptake of this first tranche.

CIL

The CIL documents appear to jump straight into a draft charging regime per sm. We could not see how this was calculated and how the County Council's requirements would be met. It is difficult to challenge your figures without this information. We do consider that there is such a lot of infrastructure needed in the Vale that the figures you are quoting are too low.

Peter Evans
Chairman – Hinton Waldrist Parish Council