

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Ticia Lever
Comment ID	LPPub960
Response Date	18/12/14 22:40
Consultation Point	Core Policy 4: Meeting Our Housing Needs (View)
Status	Submitted
Submission Type	Web
Version	0.2

Q1 Do you consider the Local Plan is Legally Compliant? Yes

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. N/A

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? Yes

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The SHMA (Strategic Housing Market Assessment) figures are based on one view only of the future and could be over optimistic.

Therefore the predicted need for an extra 1,028 houses per annum until 2031 could be too high

The forecast looks much too far into the future and cannot be reliable. Not sure why the plan has to be up to and including 2031 when other Vale plans have been for 10 years?

Many assumptions about changes in jobs may be incorrect. For instance who could have forecast the amount of people working from home, either full time or one day a week?

Builders may not be able to build as many houses as quickly as planned. For example there are currently shortages of some types of workers in the building industry, and there is also a shortage of certain building materials including bricks

The housing market may not function properly

Additionally there is concern that the SHMA target might be arbitrarily raised to meet Oxford City's needs. Given all this uncertainty it would be better to have a rolling forecast and plan.

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Suggest a five to ten year forward look that is rolled forward each year. This would make the system more responsive to change.

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? No - I do not wish to participate at the oral examination