

## Comment

<b>Consultee</b>	Mr Chris Henderson (872084)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	4 Sycamore Cres Woodlands Park Radley OX14 2LF
<b>Event Name</b>	Vale of White Horse Local Plan 2031 Part One - Publication
<b>Comment by</b>	Mr Chris Henderson
<b>Comment ID</b>	LPPub506
<b>Response Date</b>	16/12/14 18:26
<b>Consultation Point</b>	Core Policy 24: Affordable Housing ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Q1 Do you consider the Local Plan is Legally Compliant?</b>	Yes
<b>Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified)</b>	No
<b>If your comment(s) relate to a specific site within a core policy please select this from the drop down list.</b>	N/A

**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 housing needs analysis (page 124 of the G L Hearn document) states that only 13.5% of those in housing need within the Vale of White Horse District could afford intermediate housing. It is therefore perverse to propose 25% in the plan. As the private rental sector is totally un-regulated it is impossible to see how "affordable private rental accomodation" can be built.

The reduction of the affordable quota to 35% from 40% will only provide enough affordable housing if the entire 20560 houses in the plan are built. I do not believe this is likely so it would be prudent to keep the quota at 40%

**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.**

The affordable quota should be 40%, comprising a mix of 13.5% intermediate and 86.5% social rented housing.

**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?** Yes - I wish to participate at the oral examination

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

**Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

The need for affordable housing is always quoted whenever large increases in the housing stock are proposed. It is vital that a coherent definition of affordable housing is included in the plan.