

Comment

Consultee	Mr Mark Atkins (872661)
Email Address	
Address	15 Norreys Road Oxford OX2 9PT
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Mark Atkins
Comment ID	LPPub1023
Response Date	19/12/14 10:33
Consultation Point	Core Policy 4: Meeting Our Housing Needs (View)
Status	Submitted
Submission Type	Web
Version	0.3

Q1 Do you consider the Local Plan is Legally Compliant? No

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? No

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 proposals to regarding increased housing development (policy 4) are not sound as they are based on forecasts that are not proven, they are around 2.5 times bigger than central governments projections, depomionstrating that the estimate is not sound. Furthermore, estimates on economic growth are

questionable, taking a very optimistic stance on what growth there will be. Therefore, the local plan is flawed in terms of the SHMA. I urge the authority to reduce both these projections and propose more realistic projections and more importantly listen to local communities on what housing they believe is needed (they have a better and realistic view, not a statistical model!) and also where any new housing should be (again local communities know the realities of living in areas, the services available or not and the reality of communications and transport which is generally very poor and will only worsen without MAJOR investment, not just tweaks to roundabout).

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.

Much smaller developments, in keeping with the existing character of the areas, building character, a good balance between social housing and non social housing. The people of the community work hard and pay taxes and potentially the greatest benefit from ones work is the ability to buy the type of property in the type of area where they want to live. Therefore, the local plan and government (local and central) should recognise this and ensure that any developments maintain the essence of the existing community, the existing environment and building should 'fit in'.

Housing developments should not significantly change the amount of green or open space surrounding the existing communities (villages, suburbs, towns, etc). They should complement and enhance. Stepwise developments increasing housing capacity in small and manageable chunks.

There has been a significant lack of consultation with the people who live in affected areas which is not acceptable and certainly not democratic.

Locate housing developments near to the areas where jobs are available, and base estimates on actuals and thorough assessments not statistical projections based on flawed and desired (by the local authority) ambitions on where to develop.

Social Housing should be centred around lower cost areas to ensure that their occupants can afford to 'live' where the affordable properties are located.

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