

VALE OF WHITE HORSE LOCAL PLAN EXAMINATION

STAGE 2 of PART 1 STRATEGIC SITES & POLICIES

SUBMISSION BY EAST HENDRED PARISH COUNCIL

MATTER 11 5 YEAR HOUSING LAND SUPPLY

1.1. The Council prepared a 5 year housing land supply in April 2014. It concluded that there was a 3.1 year supply of housing land under the SHMA OAN requirements.

1.2. It stated that there had been the following house completions:

2011	334
2012	326
2013	548
2014 est.	781

1.3. In Table 3, the 5 year land requirement was:

1.4. i) Housing Requirement = 8,369 dwellings incl. 20% buffer.

1.5. ii) Housing Land Supply = 5,170 dwellings

1.6. iii) Housing Land Supply = 3.1 years.

1.7. In the Housing Topic Paper, Appendix 3, a further estimate has been made. It gives a choice of three housing requirements of 7,221-8,665 dwellings.

1.8. It assumes that the following level of housing will be built:

2015	1,123
2016	1,325
2017	1,907
2018	1,931
2019	1,761

1.9. This is based on 185 out of 550 dwellings being built at Harwell Campus, 270 dwellings out of 850 dwellings on the other Harwell Campus site, with dwellings being completed on new 20 sites from 2017, based on a Local Plan unlikely to be adopted before Summer-Autumn 2016, with the potential delay from a Judicial Review, based on strategic housing allocations in the AONB.

- 1.10. This timetable takes no account of the land ownership timetable to sort out option agreements, for preparing Master Plans as required in Policy 38, for preparing and processing planning applications, for carrying out Ecology surveys, archaeological and heritage reports. There is no time for planning appeals if schemes are refused.
- 1.11. In short, the timetable is unrealistic to anyone who has acted for housebuilders seeking to get development progressed through a Local Plan, or seen in hindsight as to whether the optimistic forecasts for housing delivery made in Local Plans were actually achieved e.g. at The Vale, South Oxfordshire, Maidenhead, Aylesbury, Milton Keynes, Gloucester, Cheltenham Tewkesbury etc. with which I am familiar.
- 1.12. Even with these unrealistic delivery rates, there would still fail to be a 5 year land supply in the Science Vale ring fence area for 4 years of the 5 year period, under paragraph 3.1 of Appendix 3.