

Comment

Consultee	Dr Sarah Eccles (872095)
Email Address	
Address	Howes Cottage 6 Chapel Lane Abingdon OX14 4AN
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Dr Sarah Eccles
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Consultation Point	Core Policy 4: Meeting Our Housing Needs (View)
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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 plan appears to be based on a Strategic Housing Market Assessment that is in itself flawed as judged by experts in this field (see for example the independent assessment commissioned by the

CPRE). It seems extraordinary to me, as a non expert, that the projections for housing need should exceed government's projections by such a large factor (almost 3 times) and simple logic leads me to question whether the area can possibly generate or sustain such a large amount of growth over the next 16 years.

The Vale is an attractive area in which to live and work with a pleasant rural nature. There is a thriving science based industry and supporting this, and allowing it to expand and flourish is a laudable objective. However increasing housing to the extent proposed in this document will inevitably change the environment markedly which is likely to have a concomitant impact on its attraction for people and businesses to come and live and work in the Vale. It therefore seems likely that much of the new housing would not be taken up. This appears to have been the case with respect for example to the Didcot West development which still has significant vacancies.

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.

To be sound the likely growth and hence the housing need should be reassessed . The type of housing provision should be reconsidered in order to develop a plan which meets the current and future housing need.

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