

***Dijksman Planning***  
35 Berkeley Road, Newbury, RG14 5JE

[dijksman@msn.com](mailto:dijksman@msn.com) 07712135772

## VALE OF WHITE HORSE LOCAL PLAN 2031 (Part 1 Strategic Sites and Policies)

### EXAMINATION

### STAGE 1 - MATTERS AND QUESTIONS

#### Matter 2 – Objectively Assessed Needs for Housing and Employment Land

**Is the identified objectively-assessed need for housing of 20,560 new dwellings (an average of 1028 per year), as set out in policy CP4, soundly based and supported by robust and credible evidence?**

Putting to one side the question of unmet housing need arising from the duty to cooperate, the Vale is to be applauded in its decision to accommodate the housing requirements set out within the Strategic Housing Market Assessment. This must of course be considered as a minimum level of provision. The SHMA indicates very clearly the undersupply of houses and the need for additional development necessary to accommodate the undoubted demand. Such documents are never perfect and statistics can always be manipulated one way or another but nobody doubts the importance of Oxfordshire in terms of economic development for the prosperity of the United Kingdom and the fact that there is no such thing as economic development without physical built development.

This includes the construction of housing which is in itself a driver of economic growth. My clients therefore welcome the District's accommodation of the SHMA figures and believe that the proposed housing numbers and assumptions regarding economic development are of benefit socially, economically and environmentally.

There is a question mark over infrastructure delivery; it is clear that the increased growth will have infrastructure consequences across the District. Particularly in relation to transport infrastructure and the potential for enabling development to achieve desirable road schemes such as the Western Wantage Relief Road. It is evident that

the Local Plan does not take full and positive advantage of this potential and lacks effectiveness as a result.

**Is it appropriate to include an allowance for addressing past shortfalls in the delivery of housing against the South East Plan housing requirements?**

The historic shortfall of housing delivery within the Vale of White Horse has a number of causes, but the main reason is the lack of delivery arising from a single major housing allocation which has taken many years to come forward, and significantly longer than was anticipated when it was allocated. It is therefore reasonable to accept that the Vale of White Horse is 'in arrears' in relation to housing delivery. The SHMA figures should clearly take this backlog into account. The South-East plan set housing number requirements at the time for good reason and the lack of delivery of those houses can only have a detrimental impact in terms of the social and economic consequences which arise from a shortage of housing delivery.