



HFDAG - Hanwell Fields Development Action Group

Are 16750 houses needed in Cherwell out to 2031?

The Local Plan 2012 quotes 13400 houses for 2006-26 or 670/yr, and the same as the 16750 run rate up to 2031! These are extensions of the *revoked* old government top-down RSS and SE Plan. The actual run-rate of building in the last five years has been 2542 or 508/yr.

The coalition today, under the new NPPF and Localism Act requires that Cherwell maintain a land supply for 5 years and a horizon of 15 years, not for 25 years, they have not made any 5/15yr plan. A five year plan of 2000 houses, run rate x 5, would be more than enough in the current economic climate.

The population growth of Cherwell is predicted to rise by 1300/year, the average house has 2.4 occupants, this means 540 houses/year or just above 2000 in 5 years, 30% in Banbury.

Recent objections by residents of Cherwell and in particular of Banbury say, quite rightly, that the currently approved land is more than enough to meet growth. Banbury needs 820 houses in 5 years, but approved sites (Bankside and Canalside) total 2142 houses (equivalent to 13yrs supply). Add to this "windfalls" and both the 5 and 15 year requirements are met. But Cherwell has nominated four more green field sites totalling an amazing 2000 more houses. Most on green field sites.

Sir Tony Baldry MP, after consulting with government departments, has pointed out to Cherwell District Council that they have got their numbers wrong and already have adequate land approved and do not need any of the extra four proposed sites.

The published Local Plan 2012 has to be revoked and remade with full community consultation as part of the Localism Act. It appears that CDC are misleading the public with their reasons for this local plan.

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1 September 2012