



HFDAG - Hanwell Fields Development Action Group

Cherwell, you are wrong!

Everyone can see that. Go back and try again.

A public spat has broken out between the government, represented by Sir Tony Baldry, MP and Cherwell District Council Sue Smith, Chief Executive.

A recently published document on the Cherwell web site,

"Five_Year_Supply_Briefing_Note_14_Aug_2012.pdf

has extensive, legalistic arguments that the new National Planning Policy Framework and the new Localism Act do not instruct CDC to make sensible plans. The report includes a personal letter from our MP Sir Tony Baldry a reply from Sue Smith which everyone should read.

Even after it being pointed out forcefully by Sir Tony, and the Minister, that when calculating the housing supply the full approved quantity of houses on sites must be taken into account, CDC still insist on using much smaller numbers, estimated by developers, for the number of houses they believe can be built. Not only that, but they have ignored rules that firm plans should be made for 5 years, with a future 15 year "horizon", but instead have tried to lock-in plans for 25 years, out to 2031!

Banbury has a need for around 820-850 new homes in the next 5 years based on population growth. Meaning that sites have to be found for this number of homes to be built. CDC has already approved the site at Bankside Phase 1 in 2009 to give 1092 new

homes. Add to this the well defined site, which also regenerates the town centre, at Canalside for 1050 homes and the expected "windfall" sites, mean that the full 15 year plans are already met. However the newly published Local Plan August 2012 names four new sites, all in the green belt, for development.

CDC's erroneous calculations give these results

1. They have wrongly nominated many more sites than are needed, at Bankside 2 (400), West Bretch Hill (400), North Hanwell (400), Southam Road (800-900) and South of Salt Way (890) - the latter not in the Local Plan, but announced in the Banbury Guardian!.

2. They have bowed to speculative land grabbers and put these sites in the their new Local Plan 2012.

What CDC has not said is how they will get homes built for people to live in. It is not enough to write 278 pages of planning jargon, CDC have to plan to *help real people buy built homes*. The government has recently said the they want to sweep aside planning obstacles and have announced many financial help schemes to allow young people get on the housing ladder and to get developers finance and support.

CDC must revoke the Local Plan as proposed and make a new one, with prior consultation of our communities, in simple language, with full and open review, and containing details about how they will provide, implement and support for people and builders to get things done.

As Prime Minister Cameron said, "We're determined to cut through the bureaucracy that holds us back. That starts with getting the planners off our backs. Getting behind the businesses that have the ambition to expand, and meeting the aspirations of families that want to buy or improve a home."

"Can do" is today's message not "Can't do".

HFDAG - Hanwell Fields Development Action Group - www.hfdag.org.uk

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Further information:

Latest news about government initiatives can be found at

www.number10.gov.uk/news/plans-to-boost-uk-housebuilding-jobs-and-the-economy/
and on the web site www.communities.gov.uk