

**Cherwell Local Plan  
Representations on Proposed Modifications published August 2014**

Please note that it is important to give your name and address, and state which modification(s) you are objecting to. Many modifications mention the SHMA. We suggest specifying modifications 28 and 34).

**If you do use the example below, please remove the text in italics. We also suggest that ideally you make a few changes to the wording to make it personal to you.**

Representations (objections) can be made until Friday October 3<sup>rd</sup>.  
They should be sent by e-mail to: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)  
or by post to: Local Plan Modifications, Strategic Planning and The Economy,  
Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

\*\*\*\*\*EXAMPLE RESPONSE\*\*\*\*\*

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**From: Name  
Address & postcode  
e-mail address (optional)**

**Objection to Modifications no. 28 and 34 : Policy BSC1 Housing Needs, SHMA and Allocations. Also to all other modifications based on the SHMA.**

I wish to object to modifications 28, 34 and all other modifications which are based on the forecasts of housing need from the 2014 SHMA. I consider these modifications to be unsound. (*This word is used because the Inspector has to judge whether the plan is sound or not*)

I understand that the Plan now proposes that 22,700 houses should be built in Cherwell by 2031, many more than proposed in the original draft plan. The total number of houses in Cherwell would increase by 40%, a figure I consider to be staggering (*or other suitable adjective*). I also understand that even more houses are likely to be proposed in order to meet the supposed needs of the City of Oxford.

I do not believe that the District will be able to cope with this level of growth and am very concerned about the impact it will have on the environment (*nature conservation, ... any other issues of concern*) and the countryside. I cannot see how the road network, which is already over-stretched in many places, and public services can be improved to meet such a great increase in demand.

I have seen that the SHMA has been extensively criticised by individuals, organisations, experts, local politicians and MPs.

(*can omit this paragraph*) In particular I am aware of a critical report (*commissioned by CPRE*) by an independent planning consultant Prof. Alan

Wenban-Smith ([see CPRE Oxfordshire website](#)). From these criticisms I understand that:

- The SHMA housing need figure is more than two and a half times what the Government's official household projections would suggest, making it highly questionable;
- The SHMA makes many dubious adjustments to official statistics which add over 20,000 houses to its forecast of need for Oxfordshire;
- Much of the forecast of need is based on another forecast that 85,000 new jobs will be created attracting more people to move to the County. However much of this figure seems itself just to be based on aspirations to develop more commercial property and it has not been subject to public consultation or independent scrutiny.

Overall this report / *a report from an independent planning expert* concludes that the SHMA's estimate is likely to be "grossly overstated" by a factor of over two. However, I am not aware of any response to these criticisms or any attempt to independently review the SHMA. I consider therefore that the plan is unsound because it is not justified by robust evidence.

Consequently, I request that the much lower housing numbers as proposed in the original draft local plan are reinstated.