

## **Additional Matter 1 hearing on 9 May 2018. C Bailey**

### **Synopsis**

There is a housing shortage. It is evidenced by the ONS studies (8/11/2017) as well as other sources such as the electoral roll.

The SHMA and OAHNS both conspicuously fail to acknowledge the extent of the existing housing shortage. This alone is sufficient to render the emerging plan as unsound, being not based on robust evidence or able to be effective.

Despite significant efforts to persuade the LPA to recognise the housing shortage, council staff have sought to dismiss efforts by members of the community to raise this matter. (This demonstrates failure to comply with the SCI again rendering the plan unsound).

To address the existing housing shortage as well as provide for jobs lead growth that is identified in the plan will require a significant increase in housing supply. This could be in the region of just under 50% extra supply.

Monks Wood does provide an opportunity to allocate further land for housing supply.

However Monks Wood has not been considered as part of an overall sustainability appraisal, which would be necessary if the overall housing supply is increased by 50%.

In particular, the impact of a 50% increase in housing provision needs very careful consideration with regards to infrastructure provision. Taking account of the fact of a population that already lives in the plan area but are in inadequate housing there is no immediate impact on transport and other social infrastructure. However new development is likely to induce people to move to new locations which in turn will affect travel to work patterns and other spatial considerations.

I therefore suggest it is better to begin the plan afresh taking account of the extend of the existing housing shortage as well as make provision for expected jobs lead growth.

C Bailey

**IMPORTANT NOTICE**

C Bailey MRTPI trading as Clockhouse Town Planning