

Rep Ref: 2725
Miss J. Guske

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Ian Kemp
36 Campbell Street
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For the attention of Robert Yulle - Inspector

Dear Mr Kemp

South Wiltshire Core Strategy Examination

In my opinion, changes in government policy have removed the main justification for the existing draft South Wiltshire Core Strategy, thus making it entirely unsound.

The CS is based on demand as indicated by the findings of the *Housing Needs and Market Survey 2006* and the need to comply with national policy. Firstly, the proposed changes in financial policy relating to borrowing and controls on rises in house prices are likely to have a major effect on demand. This means that the situation in 2006 is no longer relevant. Secondly, until the emergence of a new national policy on development, the abolition of the RSS means that the CS must be considered unsound since it cannot be judged as "consistent with national policy" if none exists.

Furthermore, forthcoming spending cuts are likely to impact on the jobs market and change future patterns of demand. Front-loading should cease and development should be deferred until the new economic situation can be assessed. A revised Core Strategy should then be drafted based on a new Housing Needs and Market Survey.

Lessons should be learnt from the Irish experience of over-supply in the housing market.

Yours sincerely



Joanna Guske
(Reference 2725)