

WOKINGHAM BOROUGH COUNCIL

**AN INDIVIDUAL EXECUTIVE MEMBER
DECISION**

BY COUNCILLOR JOHN KAISER

**RELATING TO CONSULTATION
RESPONSE FROM WOKINGHAM
BOROUGH COUNCIL TO BASINGSTOKE
& DEANE BOROUGH COUNCIL ON THE
PROPOSED MAIN MODIFICATIONS ON
THE SUBMISSION LOCAL PLAN**

**WILL BE MADE IN SECOND FLOOR
LANDING MEETING ROOM**

ON

FRIDAY 17TH JULY

AT

10.45AM

YOU ARE WELCOME TO ATTEND

**NOTICE OF
INDIVIDUAL EXECUTIVE MEMBER DECISION**

ITEM NO.	IMD Error! Bookmark not defined.
TITLE	Consultation response from Wokingham Borough Council to Basingstoke and Deane Borough Council on the Proposed Main Modifications to the Submission Local Plan
DECISION TO BE MADE BY	Councillor John Kaiser Error! Bookmark not defined.
DATE AND TIME OF DECISION	Friday 17 th July at 10.45am Error! Bookmark not defined.
VENUE	Second floor landing meeting room Error! Bookmark not defined.
REPORT TO BE PUBLISHED ON	Error! Bookmark not defined.

INDIVIDUAL EXECUTIVE MEMBER DECISION
REFERENCE IMD: Error! Bookmark not defined.

TITLE	Consultation response from Wokingham Borough Council to Basingstoke and Deane Borough Council on the Proposed Main Modifications to the Submission Local Plan Error! Bookmark not defined.
FOR CONSIDERATION BY	Executive Member for Planning and Highways Error! Bookmark not defined.
ON	Friday 17 th July 2015 Error! Bookmark not defined.
TIME	10.45am Error! Bookmark not defined.
WARD	N/A Error! Bookmark not defined.
DIRECTOR	Heather Thwaites

OUTCOME / BENEFITS TO THE COMMUNITY

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That the final Basingstoke and Deane Local Plan ensures that there are minimal negative impacts upon Wokingham Borough and that any positive benefits are maximised.

RECOMMENDATION

The Executive Member for Planning and Highways

- a) approves the comments outlined in this report which is an objection to the proposed housing target and a concern regarding the definition of the Housing Market Area; and
- b) that they be submitted as a formal response to the consultation from Basingstoke and Deane Borough Council on their Main Modifications to the Submission Local Plan

SUMMARY OF REPORT

Error! Bookmark not defined.This report details the proposed response of Wokingham Borough Council to the consultation from Basingstoke and Deane Borough Council on their main modifications to their submission local plan.

- The content of this report includes:
- Considering whether the definition of the housing market area is robust
- Whether the housing target is appropriate

Background

Wokingham BC (March 2012) objected to the quantum of housing development (594 per annum) required for Basingstoke & Deane Borough between 2011 and 2027 as it was below the requirements of both the South East Plan (945 per annum) and the information on household need indicated by the government's projections (900 per annum from the 2008 projections). The pre-submission Basingstoke and Deane Local Plan raised the proposed dwellings per annum figure to 748, and again Wokingham Borough Council raised their concerns in October 2013. This was mainly because Wokingham Borough Council required further information on migration and commuting flows between Basingstoke & Deane and both Reading & Wokingham Boroughs. This further information was required because Wokingham Borough Council had concerns that the proposed housing target of 748pa did not fit with Basingstoke and Deane's economic growth aspirations. There was concern that if enough housing was not provided in Basingstoke and Deane alongside the proposed economic growth, this could have potentially caused housing growth pressures on neighbouring Boroughs such as Reading and Wokingham, and also lead to an increase in traffic on the A33. Since then, Wokingham Borough Council has received further information on migration and commuting flows and confirmed on 18th November 2014 that Wokingham was satisfied by the migration data between the two authorities and therefore no longer objected to Basingstoke and Deane's Local Plan based on the evidence then available.

Basingstoke and Deane Borough Council submitted its Local Plan for examination in October 2014 and the Local Plan remains at examination. An Inspector conducted an Exploratory Meeting on Basingstoke and Deane's Submission Local Plan on 11th December 2014. The meeting was held because the Inspector considered there to be a number of soundness issues with the submission local plan. The issues included uncertainty over the proposed housing target figure and the Objectively Assessed Housing Need, the robustness of the information in the Sustainability Appraisal, environmental issues such as the environmental impact on strategic sites, an assessment of whether the proposed and existing infrastructure would be able to accommodate the proposed growth to the South West of Basingstoke, strengthening of the policy on Gypsies and Travellers and more detail needed on the strategic sites, and an inclusion of an employment target or range in the local plan.

Consequently, Basingstoke and Deane have created main modifications to their submission local plan and these are now being consulted on. The changes include an increase in the dwellings per annum figure from 748 to 850, (which means an overall target of 15,300 dwellings over the plan period from 2011-2029), the allocation of a greenfield site (Hounsome Fields) to deliver this increase in the housing numbers, an alteration to the policy providing allocations for Gypsy and Traveller accommodation with a mention that the Hounsome Fields allocation will cater for some Gypsy and Traveller accommodation, and the inclusion of a jobs target range of between 450-700 net new jobs per annum.

Analysis of Issues

Housing Market Area definition

Since the exploratory meeting, Basingstoke and Deane Borough Council re-commissioned a demographic forecasts report (published April 2015) and has produced an updated Strategic Housing Market Assessment (SHMA), based upon the 2015

demographic forecast report), which was published in May 2015. The SHMA identifies Basingstoke and Deane as being within its own Housing Market Area and it appears that this has largely been defined based on the commuting self-containment rate being at a figure of 66%, which is lower than the recommended 75% travel to work level established by the ONS. Furthermore it is noted from Table 9 Commuting Ratio Comparison in the SHMA that there has been an increase in net out commuting from the Borough from 2001 to 2011. Also, a housing migration self-containment figure is not considered in the 2015 SHMA, which can help to define a Housing Market Area as stated within paragraph 11 of the National Planning Policy Guidance.

Housing and economic need

The proposed dwellings per annum figure has now increased to 850 and this figure is based upon the latest 2012-2037 household projections and the 2012 sub-national population projections (as advocated by the National Planning Policy Guidance). **Error! Bookmark not defined.**

Wokingham Borough Council recognises that the 850 dwellings per annum figure is an approximate mid-point taken from the demographic modelling report which gave a housing requirement range of 813-936 dwellings per annum and the jobs-led modelling scenario of 650-1004 dwellings per annum.

The Enterprise M3 LEP Strategic Economic Plan (SEP) identifies Basingstoke as a Growth Town (see paragraph 7.1.2 of the Employment Land Review. It is noted that out of the 14 authorities in the LEP area, para 1.11 of the SEP refers to the growth towns of Basingstoke, Guildford, Farnborough and Woking delivering one third of the jobs and GVA in the Enterprise M3 area.

Basingstoke and Deane Council's SHMA (para 6.16) sets out three different economic projections, three tests of different jobs numbers (450 jobs per annum, 600 jobs per annum and 700 jobs per annum) which all affect the housing target (Figure 6.1). It is noted that the figure of 850 dwellings per annum appears to be based on a jobs –led scenario of 600 per annum and has used Scenario (SENS1), which assumes economic activity rates remains fixed at its 2011 level (with commuting ratio remaining constant). However, in light of the SEP, it is queried whether the target should instead be based on the higher jobs figure (700 jobs per annum) and using the same scenario SENS1, which will give a higher housing target than the 850 dwellings per annum currently proposed.

Supply and delivery of housing against need

They have assumed a housing target of 15,300 dwellings from 2011-2029 and consider they have a housing supply of 15,512 dwellings, which gives a 212 dwelling contingency (15,512 – 15,300). The new allocations (including Hounsome Field, which is located to the SW of Basingstoke town allocated for 750 dwellings) is not considered to impact upon Wokingham Borough.

Nine hundred units of the overall housing supply are anticipated to be delivered through Neighbourhood Planning as defined by policy SS5. Paragraph 4.52 of the Submission Local Plan states that, *"If no opportunities have been identified by 2017 the council will assess the need for it to identify sites through appropriate means such as the adoption of suitable DPDs"*.

Assuming the housing target is accepted by the Inspector then Basingstoke and Deane will be able to meet this need.

Summary

Taking into consideration the discussion points above, Wokingham Borough Council objects to the Main Modifications of the Basingstoke and Deane Submission Local Plan on the grounds that the Council is concerned whether the HMA has been robustly defined. Furthermore, WBC queries whether the proposed dwellings per annum figure of 850 is high enough as set out in this report.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	None	Yes	N/a
Next Financial Year (Year 2)	None	Yes	N/a
Following Financial Year (Year 3)	None	Yes	N/a

Other financial information relevant to the Recommendation/Decision

N/A **Error! Bookmark not defined.**

Cross-Council Implications (how does this decision impact on other Council services, including property and priorities?)

N/A **Error! Bookmark not defined.**

SUMMARY OF CONSULTATION RESPONSES

Director - Resources	No comments Error! Bookmark not defined.
Monitoring Officer	No comments Error! Bookmark not defined.
Leader of the Council	I fully support the recommendations of the officers Error! Bookmark not defined.

Reasons for considering the report in Part 2

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List of Background Papers

Consultation documents from Basingstoke and Deane Borough Council on the proposed Main Modifications to the Submission Local Plan
<http://www.basingstoke.gov.uk/localplan> **Error! Bookmark not defined.**

Contact Vanessa Rowell Error!	Service Land Use and Transport
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Date 9/18/2015	Version No. 1 Error! Bookmark not defined.