

Basingstoke and Deane Local Plan Examination

MF7 Inspector's Note on Objective Assessment of Housing Need (OAN)

Following the consideration of Basingstoke and Deane's OAN at the Examination Hearings last week, I am seeking further clarification in respect of certain assumptions made about aspects of the components which were discussed. For the purposes of this exercise, the work can use the OAN starting point of 936 dpa as set out in the Edge Analytics Report, dated April 2015 (Appendix A to the SHMA Update: ref PS/02/17). I wish the Council to consider:

- (i) **Internal and external migration:** I am assuming that using a consistent 10 year trend base for both sets of figures on the HH-12 scenario gives a modified figure of 834 dpa, as indicated in Table 4. If another figure is used, it would be helpful to know the reason why.
- (ii) **Greater commuting self-containment:** What would be the implication of a zero change in the commuting assumption for the jobs-led 700 SENS2 figure, i.e. a modification of the figure of 839 dpa (or whatever the appropriate figure is) as set out in the above mentioned table 4?
- (iii) **Affordable housing (AH):** Several suggestions were made at the affordable housing sessions as to what an appropriate uplift in the OAN might be, as a result of any AH 'add-on'. This was mainly in response to two considerations:
 - (a) the increased lower quartile house prices to lower quartile earnings ratio for Basingstoke and Deane, which rose from 4.04 in 1997 to 7.71 in 2013 (SHMA Update: ref PS/01/17), which approximates to 5.1% pa; and
 - (b) the exclusion of single people aged 34 and under from the 'other households in housing need' row in table 3.1 of the Housing Needs Statement (ref PS/02/47).

The PPG (paragraph 20 ref ID:2a-020-20140306) refers to both absolute and relative levels of change in relation to what the additional AH supply response should be. Bearing in mind that the affordability situation in Basingstoke and Deane has worsened in absolute terms, but not in terms relative to the South East or its neighbouring authorities, I

am looking for an uplift in the AH figure to reflect these material considerations.

- (iv) **Implications for the Local Plan:** The resultant recalculation of the overall market and affordable housing requirement for Basingstoke and Deane may have implications for the Local Plan, for example in relation to the need for new allocations. If so, would there be any implications for the spatial/development strategy or in respect of any environmental impact? I am therefore seeking views on what these implications might be for the Local Plan.

Mike Fox

Inspector

12 October 2015