

Basingstoke and Deane Local Plan Exploratory Meeting

Middleton & Portway Estates

2.1 Regarding the objective assessment of housing need (OAHN), the NPPF the Framework – makes it clear that local planning authorities, through their Local Plans, need to meet the full OAHN for both market and affordable housing in the Housing Market Area. The submitted LP figure of 748 dwellings per annum (dpa) is some way short of the South East Plan figure for the period to 2026 (945 dpa), and sits towards the bottom range set out in Table 9 in the Edge Analytics Demographic Analytics Demographic Analysis and Forecasts [Examination Document H02]

- 1 In considering the relevance of the South East Plan figure of 945 dpa in meeting OAHN, our Regulation 19 representations contended the Council's housing figure of 748 dwellings per annum is significantly lower than the 945 dwellings set out by the (now revoked) South East Plan.
- 2 Whilst the Gallagher Homes High Court decision¹ held that housing data surviving from earlier regional spatial strategies should be treated with "*extreme caution*", which follows advice published within the NPPG (Reference ID: 2a-015-20140306), confirming that "household projections should provide the starting point for estimating overall housing need." However, it is notable that demographic modelling within the Council's SHMA [Examination Document HD01] included a 'CLG 2011-based headship rates, with the 2011-21 trend continued after 2021' scenario which implied dwelling growth ranges from 550-983 units. These figures were based on demographics only, and did not take into account the need to meet economic growth or affordable housing needs. Whereas the 'Mig-led5ys' and 'Employment600' scenarios imply growth of c.950 dwellings per annum and paragraph 8.12 of the SHMA confirms [Examination HD01] this level of growth would meet all future needs based upon in-migration as well as also affordable housing.
- 3 In the context of increased housing demand and more limited supply, it is considered very unlikely that OAHN would have decreased since the adoption of the South East Plan in 2006. It is therefore our contention that the Council should be planning for a housing requirement significantly greater and at least comparable with the South East Plan to meet OAHN and this is considered further below.

¹ *Gallagher Homes Ltd & Another v Solihull Metropolitan Borough Council* [2014] EWHC 1283 (Admin) (30 April 2014)