

Local planning authorities should positively seek opportunities to meet the development needs of their area (NPPF PARA 14).

This submission Local Plan fails on a number of levels to plan for future growth, it is not positively prepared and should be withdrawn.

The Council's response to the Inspector's questions is simply retrospectively justifying a negatively prepared plan that contradicts the Council's own evidence base.

Focussing on Employment and the policy mis-match with housing provision:

- 1) Officers recommended a figure of 807 dwellings per annum at Overview and Scrutiny Committee in January 2014. Officers argued, amongst other things, *'748 dwellings per annum is no longer considered the most robust approach to setting the annual housing requirement'* – Recommendation Ignored.
- 2) In that same report officers stated that this higher figure (807) *'does not meet the housing requirement underpinning the Council's economic led projections – the Employment 600 scenario – that would need 1000 dwellings per annum'*.
- 3) Housing Topic Paper 1 concludes that it would be reasonable to plan for between 380 – 855 jobs per annum (Experian forecast is 1,167 jobs per annum). Average for the period 2003 – 2011 was 855 jobs per annum (which included a recessionary period). A very conservative 'target' would therefore be approximately 600 jobs per annum as a minimum – accepting that this is significantly lower than long term trend. The Council's housing supports 400 jobs.
- 4) Table 1 of Housing Topic Paper 1 concludes that this level of job growth would support 890 – 990 dwellings per annum.
- 5) Enterprise M3 (the LEP) states that the overall vision for the LEP Strategic Economic Plan 2014 – 2020 is for the area to become the premier location in the country for enterprise and economic growth with investment channelled and focussed upon **growth** towns of Woking, Guildford, Farnborough and Basingstoke – 'these are **key** to driving economic growth'.
- 6) Basingstoke's housing strategy is simply ignoring the principle of planning for a balance of land uses in its area and is openly advocating a strategy of fuelling increased in commuting which is contrary to the principles of sustainable development.
- 7) Without addressing many of the other shortcomings in the Council's housing strategy; when based upon a very conservative assumption on economic growth alone, a housing requirement of 940 dwellings per annum (mid -range figure based upon the Council's Employment 600 scenario) should be the absolute minimum for this plan period – ironically a figure identical to the South East Plan.

The Plan should be withdrawn