

From: neil bedford  
Subject: Welwyn-Hatfield Stage 9 Hearing Sessions  
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To: Louise St John Howe <louise@poservices.co.uk>

## **Welwyn-Hatfield Stage 9 Hearing Sessions**

**These are my representations to the Council's latest submission.**

**The Council's latest attempt to achieve less new homes in the Local Plan, must be the last desperate throw of the dice. They are trying to justify a much lower housing need by relying on the expertise of Turley and Edge Analytics fundamental guesswork. Consultants can safely predict anything, as it will be many years before their report is found to be wide of the mark. Please see the attached 2012 Greater Exxex Demographic Forecasts Population Predictions for Welwyn Hatfield that show the 2011 population was 110,727. It then predicts the population in 2020 would be 131,716 when it is 122,746 almost 9,000 out.**

**This reduced guess from the Council relies on unreliable statistics that are no more than a snapshot in time. More reliable is to look at the attached UK population statistics attached. This shows an increase of more than 5 million over 10 years and the ONS state another 4 million before the end of this decade.**

**The Inspector has informed the Council the OAN is 16,000 plus sites for 4,000 to be safeguarded. Should the Inspector be minded to accept a slightly lower OAN the the safeguarded site number should be increased**

**accordingly.**

**Neil Bedford**