

**Inspector's Query 1 – Establish an appropriate 2018-based OAN.**

**NHDC ED191a Para 10.** The figure of 11.500 homes over the period 2011-2031 consists of:

Plus adjustment for suppressed household formation: 1470 households

My comment. The addition of 1470 is completely unnecessary as the ONS will have made all such allowances. This is therefore double counting.

Converted to dwellings 10,405 dwellings

My comment. These extra 297 dwellings (over and above the Total of 10,108 already cited) seem to have no explanatory backup. If they are not fictitious, they will have been allowed for by the ONS.

Plus 10% uplift for market signals. 1041 dwellings

My comment. Market signals are unpredictable; they could just as well go down as up. Unless ORS can tell the future, this can be discounted.

<i>My summary.</i>	1470+
	297+
	1041
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Total	2808

Therefore this figure should be subtracted from the figure used by ORS as a basis for calculation, which is in itself the MAXIMUM of the five ONS variants. This would bring us back to a need for 8638 dwellings.

**BUT**, ONS's Principal Projection is 6400 households. This is the figure NHDC should be using rather than the maximum 10-year migration trend figure. Because the rate of inward migration is going down:

1. Political signals indicate border controls will be ramped up especially after leaving the EU.
2. A global recession will reduce the need for recruitment of workers from overseas.
3. Most immigrants/visitors reach the UK by plane; the aviation industry may never recover, and certainly not quickly.
4. Flight charges are likely to increase significantly as passenger numbers fall.

If ORS had used this figure as their takeoff point and not included the spurious addition of 2807 households, all the sensitive Green Belt site could be saved, including BA1 north of Baldock, LG1 (900 homes north of The Grange) and NS1 (800 adjacent to Forster Country). The Green Belt should not be sacrificed. It is essential for the well being of people for recreation, clean air etc, and for the biodiversity of the countryside, for food production and the preservation of species.

Spreading houses over the Green Belt will not keep down house prices, this being of great concern to young people. House prices are determined by availability of mortgages, ability to repay them and deposit requirements. Also relevant are the number of homes built for rich foreign investors to park their excess funds, no expense spared, causing inflated house prices at the top of the market drawing the rest of the market up with them. This is explained in the paper "Tackling the UK Housing Crisis. Is Supply the Answer?" (Mulheirn 2019. The UK Collaborative Centre for Housing Evidence).

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