

Dear Mr Cookson

I am sorry that my last message caused some confusion, so I will try to clarify. I was seeking to suggest 2 alternative approaches to consultation.

I think that you should consult on the currently trend-based figure of 7,493 dwellings as indeed was your intention with HBC/MM/3. At a later Hearing, I think that people should be given the opportunity to comment upon the tension between trend-based household projections which so far have resulted in estimates of more than 7,000 dwellings and the limitations set by environmental and physical constraints. Arguably, that has already taken place to some extent.

I note your suggested new section 3 *Trend-based demographic projections*. This appears to me to be the way forward. It will give people another opportunity to comment upon the 7,493 although this figure was, of course, available at the Hearings in that it was in your Assessment of Housing Need. But I agree that the main point is to make everybody aware of the latest (April 2013) demographic projections and to discuss them and any possible implications for the Planning Strategy at a later Hearing. As I understand the position, you intend not to proceed with HBC/MM/3 & 4 but to treat 3 Trend-based demographic projections - Background and the contents of 3.1 and 3.2 not as a Main Modification to the Planning Strategy but as a matter upon which you will invite comments. Is that correct? I see no problem with doing so.

In the consultation, I would suggest that you simply invite respondents to give their views on the latest projections and their possible implications for the housing needs of the Borough and the prospect of accommodating them. I do not think that there is any need for a question.

I hope that this helps, but I am still very willing to meet you, with other participants as appropriate, if you think that this would be useful.

Yours sincerely

*Richard E Hollox*

3 May 2013