

ISSUE 6: Providing Homes

I am responding as a resident of Hemel Hempstead and as a member of Piccotts End residents' association.

6. 1 Are the housing policies consistent with national guidance and supported by clear and robust evidence?

The guidance used seems to be from the former East of England Regional Plan drawn up before the current economic downturn.

6. 2 Is the information in the Strategic Housing Land Availability Assessment (2011) soundly based? Have the current economic conditions been taken into account?

The evidence regarding housing demand figures based on the East of England Regional Plan did not account sufficiently for the scale of the recession post 2008 or the forecast that the current down turn could continue for a numbers of years.

6. 4 Is the overall housing provision based on a sound assessment of supply and demand?

Everyone knows that there is a significant shortfall in the supply of realistically affordable homes to buy or rent for local people in and around Hemel Hempstead. But the ambitious provision for even more low-density office development, with its relatively inefficient use of land, is at odds with providing a sensible and sound balance of homes and jobs for our community.

6. 5- 6. 9. I agree with CPRE Hertfordshire's evidence. I am aware that the Inspector will not look at duplicated contributions. Thank you.