

Further supplementary statement David Smith 114

From: D SMITH

Sent: 29 January 2015 17:36

To: Tony Blackburn

Subject: Fwd: Bradford Core Strategy Examination

Further to my earlier email I note that the 2008 population projection assumed that Bradford's population would be 525,000 in 2012 rising to 626,000 in 2030, an increase of 101,000. The later 2012 projection assumes an increase from 525,000 to 580,000 in 2030, an increase of 55,000. Clearly any household projection based on the earlier 2008 projection would grossly overestimate the household increase and be completely inappropriate to use in the light of the later figure. Further, as stated below, a future government may well aim to reduce the population increase below the 55,000 figure in the 2012 projection. Further still it seems inevitable that household formation since the recession struck in 2008 will have been at much lower levels than was assumed when the 2008 household projections were made.

In other words there are at least three reasons why any household projection made in 2008 is largely a work of fiction, and it would be highly irresponsible to use it.

The Planning system must be able to cope with the reality of the current situation and accept that it is impossible to forecast to 2030 with any sense of accuracy. Better to avoid looking that far ahead. The best guide to future housing requirements may simply be to look at what has happened over, say the last 10-15 years. See how many houses have actually been built in Bradford since, say 2000, calculate an annual average and assume that is the best estimate of the requirement for the next five years.

David Smith