

Dear Mr Banks

I have reviewed the Woking Annual Monitoring Report in relation to UA44.

I would draw the Inspector's attention to the following in relation to the sizes of dwellings being supplied in Woking:

1. Table 7 on Page 19 shows that in the last year 78% of completions in the last year were 1 and 2 bed properties, only 22% 3 or 4 bed.
2. Table 7 also shows the WBC targets to be 40% 1 and 2 bedroom properties in total and 60% 3 and 4 bed in total.
3. These figures are of course over one year only. From the report it is however possible to derive figures for the last three years. Table 3 on Page 16 gives delivery numbers for the last three years. Figure 7 on page 20 gives proportions of dwellings completed by size. By applying those percentages to the delivery numbers the overall percentages for the last three years can be derived:

Year	Delivery	Number of Properties			
		4 bedroom	3 Bedroom	2 Bedroom	1 Bedroom
16-17	319	57	93	73	96
17-18	345	79	66	97	100
18-19	231	32	18	113	67
Total	895	169	177	283	263
	Average percentage of total over three years	19%	20%	32%	29%
	WBC Target	20%	40%	30%	10%
	Deficiency to target	1%	20%	-2%	-19%

From this it can be seen that in particular there has been an over delivery of 1 bedroom residences and under delivery of 3 bedroom residences in the last three years compared to WBC targets. WBC officers may be able to provide more detailed figures and projections. However the figures for the last three years reinforces the opinion already clearly given by the inspector that the residential element of site UA44 is suitable for low density development and that having a high density development as proposed by Savills on behalf of Goldev at the December hearing would only add to the imbalance of supply.

I hope this analysis will be of assistance to the Inspector.

Yours sincerely

Neil Jarman

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the need for a systematic approach to data collection and the importance of using reliable sources of information.

3. The third part of the document focuses on the analysis and interpretation of the collected data. It discusses the various statistical and analytical tools that can be used to identify trends, patterns, and anomalies in the data.

4. The fourth part of the document discusses the importance of communicating the results of the analysis to the relevant stakeholders. It emphasizes the need for clear and concise reporting and the importance of providing context and interpretation for the findings.

5. The fifth part of the document discusses the various challenges and limitations associated with data collection and analysis. It highlights the need for a critical and objective approach to data analysis and the importance of acknowledging the limitations of the data and the analysis.

6. The sixth part of the document discusses the various applications and uses of the collected data. It highlights the importance of using the data to inform decision-making and to identify areas for improvement and optimization.

7. The seventh part of the document discusses the various ethical considerations and responsibilities associated with data collection and analysis. It emphasizes the need for transparency, accountability, and respect for the privacy and rights of the individuals whose data is being collected and analyzed.

8. The eighth part of the document discusses the various future trends and developments in data collection and analysis. It highlights the importance of staying up-to-date with the latest technologies and techniques and the need for a continuous learning and improvement mindset.

9. The ninth part of the document discusses the various best practices and guidelines for data collection and analysis. It provides a comprehensive overview of the key principles and practices that should be followed to ensure the highest quality and reliability of the data and the analysis.

10. The tenth part of the document discusses the various resources and tools available for data collection and analysis. It provides a comprehensive overview of the various software, hardware, and services that can be used to support the data collection and analysis process.