From: **The Jarmans**
Subject: Woking BC SA\PD - Inspector Update Woking's Annual Monitoring Report (AMR)
Date: 9 March 2020 at 19:34

TJ

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 figues 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:

		Number of Properties			
Year	Delivery	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