

Subject: WOKING BC - SADPD - ANNUAL MONITORING REPORT (AMR)

Date: 27 February 2020 at 14:30

To: chris banks - woking sadpd bankssolutionsuk@gmail.com

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Chris,

I have read the AMR and have a few points for the Inspector;-

On page 13 Table 2 it shows 180 Dwelling Permissions on Green Belt land in 2018/19. This was entirely the permission at Broadoaks

Earlier on the page in paragraph two it explains there was a "revised scheme at Broadoaks with a large element of C2 housing".

The figure of 180 at Broadoaks does not include the C2 dwellings. 155 C2 dwellings were permissioned at Broadoaks in the same planning application.

I had assumed that the C2 homes had been included in the numbers which was why at the Examination I stated that Woking BC had made a mistake with their numbers at Broadoaks as they gave a much lower figure. I did not get a satisfactory answer.

On 22nd July 2019 the Ministry of Housing, Communities and Local Government provided new "Guidance on 5 year housing land supply and Housing Delivery Test"

It stated;-

"

Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in [Housing for Older and Disabled People](#).

Paragraph: 035 Reference ID: 68-035-20190722

Revision date: 22 July 2019"

Surely this means the C2 Dwelling permissions at Broadoaks should be included. Including these, the total number of new homes approved in PLAN/2019/0266 is 334. This represents over 60% of the homes the Inspector of the Local Plan agreed should be built on the Green Belt during the Plan period.

please can Woking BC revise their figures.

I think Woking BC should confirm whether or not there are other permissioned sites for C2 classed housing in the Borough that have not been included and should have been.

Has C2 classed housing been built in the Borough during the Plan period which has not been included in housing completions?

It would also be useful to see a full list of the number of homes built or permissioned on other Green Belt sites during the Plan period in the Borough to see how far short it is of the 550 target for homes in the Green Belt agreed in the Local Plan. This may influence your thinking on the timing or necessity for homes to be built on GB10.

Kind Regards,

Wade Pollard, Chairman West Byfleet Neighbourhood Forum

