

I would like to talk to you about a fundamental flaw within the SHMA, regarding the issue of Students and population demographics; I hope to convince you to vote to reject the draft SHMA document as being wholly inadequate.

The Guildford Society (www.guildfordplan.com) has conducted an extremely thorough analysis and much of my argument is based on their results and findings.

Within the SHMA the housing demand based on migration is stated as 671 homes per annum. This figure is based from data from the Office of National Statistics and housing prediction data from the Communities and Local Government department.

Guildford population profile is similar to the national population profile except for a significant population bulge around the **18 to 24** age range which can be attributed to the Student population.

This population bulge is a steady feature in Guildford population demographics and **will not change**. The population bulge represents national and international students coming into Guildford, studying and then leaving again.

However... when looking at the ONS population predictions for 2021, this population bulge broadens significantly from **18 to 34** age range. This broadening of the population bulge is due to **a modelling inaccuracy, a modelling miscalculation, a modelling anomaly**. This will not happen in reality! The population bulge will not broaden by **ten** years!

This is not limited to Guildford and other University towns suffer from the same anomalies in the ONS 2021 forecast data.

Census data in 2011 puts the Guildford population at about 137,000.

An inaccurate ONS Forecast for Guildford in 2021 suggests a population of about 156,000

An estimate by The Guildford Society that takes into account the student issue, methods in which census data was gathered and the effect of international students, suggests a 2021 population of about 145,000.

The rise from 137,000 to 145,000 is 8000. This translates, using a 2.42 people per household factor, as a housing requirement of 330 new houses per annum, not 671!

The ONS 2021 forecast data is deeply flawed

The CLG Housing prediction data (based on ONS 2021 forecast data) is deeply flawed

The SHMA based on ONS 2021 forecast data and CLG data is deeply flawed

PLEASE VOTE FOR THE PETITION AND REJECT THE DRAFT SHMA DOCUMENT AS BEING WHOLLY INADEQUATE.

TWO MONTHS NOW OR TWO YEARS WASTED. Thank you