

REPRESENTATION BY MR J ALUN-JONES AND THE HARRISON FAMILY
IN RESPECT OF LAND AT SMART HEATH ROAD, WOKING,
SURREY GU22 0NP

This representation relates to area of land approximately 4.2 hectares in extent located to the south of Smart Heath Road, Woking. Representations relating to the land have previously been submitted to the Council in July 2013 as part of the Council's call for sites.

The Site

The site comprises a former garden nursery with a range of disused greenhouses and extensive outbuildings in various states of repair. Surrounding these buildings are large areas of compacted hard core. There are also areas of woodland surrounding the site.

The buildings are centrally located and are served by an access road from Smarts Heath Road. The site is adjoined to the east by the railway line, to the north and west by Smarts Heath Road and to the south by land that is proposed to be allocated as an enlarged traveller's site.

The site adjoins the settlement of Mayford to the west.

The site comprises previously developed land having regard to the definition set out at Annex 2 of the National Planning Policy Framework 2012.

Policy GB8

The draft Site Allocations DPD proposes at Policy GB8 that the 3.36 hectare site to the south, which is known as Ten Acre Farm, Smarts Heath Road, be allocated to deliver extra pitches to meet the needs of travellers. Whilst the reasoned justification to Policy GB8 states that the site will remain within and 'washed over' by the Green Belt designation, there can be no doubt that this policy allocation would result in significant additional development taking place on the land which, in combination with existing development, would effectively sever my clients land from the wider Green Belt.

The consequence of this draft site allocation is that my clients land would be surrounded on all four sides by built development, roads and the railway line. It would become an isolated parcel of Green Belt land which would perform no strategic function nor contribute to any of the purposes of Green Belt policy.

Submissions

It is submitted that, Policy GB8 should be amended to include my client's land to the north and for the policy to make provision for both the additional traveller pitches that are proposed in the draft allocation together with conventional residential development on the northern part of the overall site.

It is submitted that, should such an allocation be made, it would be necessary for there to be a revision to the Green Belt boundary such that the land is removed from the Green Belt. Sound and defensible boundaries to the Green Belt would remain as a consequence of this alteration.

As the site already partially comprises previously developed land, some development is, in principle, acceptable on the site having regard to paragraph 89 of the NPPF provided that such development does not cause any greater harm to the openness of the Green Belt than the existing situation. In such circumstances, if some development on the site is, therefore, acceptable in policy terms, it would seem desirable from a strategic planning viewpoint for full and efficient use to be made of the land in the interest of the longer term protection of more important strategic areas of Green Belt in the Borough.