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Mr Robert Atkins



Fishers Hill House, Hook Heath Road, Woking, Surrey, GU22 0QF

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This land should remain in the Green Belt. The purpose of the Green Belt is to prevent urban sprawl and to maintain the open spaces between individual towns and villages. Building on this land will do the opposite, filling in the green space between housing on Hook Heath Road and Saunders Lane. National planning policy only allows the release of land from the Green Belt in exceptional circumstances. WBC is only required to find sites in the Green Belt for 550 homes in the period 2022-2027, but have gone further than required by identifying sites for an additional 1200 homes in the period 2027-2040. There is no evidence that this additional development will be required. Saunders lane is a narrow winding road with housing down much of one side. This proposal will lead to dangerous levels of congestion particularly in peak hours. It will not be able to cope with the additional traffic that a new housing estates will place on it. The proposed housing densities of 30 dwellings per hectare (dph) on this site is excessive when compared to the average density of 5.5 dph in Hook Heath, and even less in the Fishers Hill Conservation Area.

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