

Fw: Site Allocations Local Plan Consultation

stephen cardis [REDACTED]

Sent: 26 July 2015 11:24

To: Planning Policy

From: [REDACTED]

Sent: Sunday, July 26, 2015 11:21 AM

To: [REDACTED]

Subject: Site Allocations Local Plan Consultation

Please treat these comments as my representations on the proposals.

My name is Mr Stephen Cardis,

47, Lovelace Drive, Pyrford, Woking, GU228QY

I write these comments with specific reference to the proposed release from greenbelt of two sites either side of Upshot Lane, Pyrford. However my comments apply generally as well to other similar proposals.

I am aware of objections being prepared by the Pyrford Neighbourhood Forum and whilst I support many of their concerns I also have my own views which this representation sets out.

I fully appreciate the difficult position the Woking Council faces in that it has to meet top down government targets which do not take account of local circumstances. This approach should be opposed and a national strategy adopted to meet the future housing crisis which is a major issue for the whole country. Woking is being forced to make decisions on housing in part to meet wider population growth and south east housing pressures over which it has no control.

That said any loss of individual greenbelt land raises significant issues in each case. In my view green belt land should only be released if an exceptional circumstance can be justified. I will explain what I consider would justify exceptional circumstances.

Clearly that would not include providing speculative market housing which would fail to meet local housing priorities and the needs of young people in particular.

In addition the increased land value from any development decision should not be a windfall profit for the landowner/developer but should be available to the community to fund the infrastructure the development will require. This would help to overcome the many objections you will receive on the grounds of lack of infrastructure. In the circumstances where government policy does not facilitate this funding, Woking Council should carry out its own Financial Appraisal of the likely costs of any infrastructure requirements and include strong policies and requirements that clearly spell out what any purchaser of land/developer would be required to fund. This will have the effect of reducing the value of any land sold, and thereby reduce the windfall profit to more realistic levels and help to ensure that funding for infrastructure is secured.

With respect to exceptional circumstances, Woking Council will need to establish why no other site options are available in a robust way. Any housing provided should be required to meet LOCAL housing needs. This should include affordable housing, specialist housing for the elderly, disabled and other needs. In addition a significant proportion of the site, and certainly more than 25% should be allocated for self build housing for local residents of Woking to have priority. In total at least 50% of proposed sites should be allocated for these specialist/local needs. One way to achieve this is for Woking Council and its partners to secure one of the Pyrford sites to ensure delivery of housing suitable for Woking residents requirements. This would

help young people secure homes at prices they can afford. If housing like this is included in policies it is then more likely to secure public support. Building market housing will not do this, will not meet local needs and will add to the supply of expensive housing and buy to let rented housing.

If strong policies and proposals are developed along the lines I have set out then a case to release green belt land may be justified but without them it will not.

Steve Cardis

July 26th 2015