

Heath Lodge  
Holly Bank Road  
Woking  
Surrey  
GU22 0JW

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30 July 2015

Planning Policy  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey  
GU21 6YL

Dear Sirs,

Re: Woking 2027 DPD Consultation and in particular to site references:

GB10 (Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford)

GB11 (Land to the north west of Saunders Lane, Mayford)

GB14 (Land adjacent to Hook Hill Lane, Hook Heath)

We have completed the questionnaire issued in connection with this Consultation, but consider that it does not provide scope for general comments on the proposals. We are therefore setting out our general comments in this letter.

We wish to express our objection to the removal of areas GB10, GB11 and GB14 from the Green Belt and to the proposals to build houses on parcels GB10 and GB11 after 2027. We set out our reasons in the following paragraphs.

The combination of the substantial proposed high density development on sites GB10 and GB11 and the developments of sites GB8 and GB9 next to the A320 Egley Road will impose a major burden on the infrastructure of the area, particularly the local roads. Current traffic levels lead to congestion at peak times, and this will be exacerbated by the additional numbers of residents needing to travel from their homes on these sites. The traffic levels will also increase as a result of transport of pupils to the new school in Egley Road. Saunders Lane is a minor and relatively narrow thoroughfare, and not suited to high levels of traffic.

The removal of sites GB8, GB9, GB10, GB11 and GB14 from the Green Belt and their subsequent development will result in the loss of the open spaces separating Woking and the areas of Mayford and Hook Heath. This is inconsistent with the fundamental purpose of the Green Belt policy.

That policy restricts the cases in which land may be released from the Green Belt. This is only permitted in exceptional circumstances. The case for exceptional circumstances in the context of the proposed requirement of 1,200 dwellings in the

Borough of Woking during the period from 2027 to 2040 has not been made out.

The suggested density per hectare (1 hectare = approx. 2.5 acres) of 30 dwellings is entirely out of character with the average density of housing in the Hook Heath area, and also appears much higher than the existing level in Mayford.

As we are submitting this letter in electronic form, it is not practicable for us to append our handwritten signatures to this letter.

Yours faithfully

John Clark    Marion Clark