

## **Woking Site Allocations DPD Consultation**

Mike Cooke [REDACTED]

**Sent:** 30 July 2015 08:50

**To:** Planning Policy

30 July 2015

Dear Sirs,

### **Regarding: Woking Site Allocations DPD Consultation**

I am a resident of Woking and wish to comment on your proposals.

#### General approach

While the Woking Core Strategy requires the council to find sites in the green belt for an additional 550 homes in the period before 2027, there is no requirement on the council to allocate further sites for the period up to 2040. Rather than estimate how many homes the inspector might require WBC to build in this period, WBC should argue that extra homes should be limited to what can be accommodated outside the green belt. This approach would appear to be consistent with recent government statements on the importance of the green belt.

The choice of sites seems to be highly influenced by the Green Belt Review; however this is a flawed document on which you have not consulted and is incapable of supporting your proposals.

#### Purpose of the Green Belt

An important purpose of the green belt is to prevent urban sprawl and maintain separation between towns and villages. This proposal for 2027-2040 builds on the open land that separates Hook Heath and Mayford, and would thus incorporate Mayford in Woking. It is thus fundamentally flawed and therefore virtually any other option which involved extending the current Woking boundary into the countryside would be preferable.

#### Transport infrastructure

If a school and a large leisure centre were to be built in area GB8, then there will be a significant increase in traffic on what, in the rush hour, is already a highly congested road. Building more homes in GB8 would further exacerbate the problem. In addition it is to be expected that there will be building in the north of Guildford, also adding more congestion.

#### Neglect of Core Strategy

Woking Core Strategy policy CS24 requires that:

All development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.

To protect local landscape and townscape character, development will be expected to:

- conserve, and where possible enhance existing character, especially key landscapes such as heathlands, escarpments and the canal/river network and settlement characteristics; maintain locally valued features, and enhance or restore deteriorating features.

You have taken no notice of this.

#### Removal of GB14 from the Green Belt

The removal of GB14 from the green belt to create 'green infrastructure' is not necessary since no change of use is planned. It is in any case 'not an exceptional circumstance' which is required for land to be removed from the green belt.

In addition your proposals for GB14 take no note of the Neighbourhood Plan policies which we can expect to be part of the planning framework by the time the DPD is agreed.

Summary

1. Proposals for homes in the green belt in the period 2027 – 2040 should be withdrawn. In particular joining Mayford with Woking should be prevented.
2. If GB8 were to be used for a school and a leisure centre then there should be no more building in the south of Woking because of the limitations caused by traffic density on the A320.

Yours faithfully

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