



Farthings
Hook Hill Lane
Hook Heath
Woking
Surrey GU22 0PT

22 July 2015

Dear Sirs

Woking 2027 DPD Consultation - Parcel 20

We have been residents of Hook Heath for the past 18 years, and wish to register our strong objection to the proposed release of green belt land in the Hook Heath/Mayford area for intensive housing development.

We have always understood that the purpose of green belt land was to create green space between towns and villages and prevent urban sprawl. The most attractive aspect of Woking as a place to live is its' green spaces surrounding the town centre, and the individual villages making up the borough. The green spaces to the south of the town form an essential barrier between Woking, Mayford and Guildford. As we understand it, national planning policy only allows the release of such land in exceptional circumstances.

We believe the council needs to find sites in the green belt for 550 homes during 2022 - 2027, not the 1200 indicated in the present proposal going on to 2040.

Quite apart from the Green Belt issue, the proposed density of 33 dwellings per hectare on the sites marked GB10 and GB11 seems far too high in an area where the existing roads are mostly narrow lanes with bridges governed by traffic lights. The traffic is already considerable at peak times on the roads feeding these sites as they are used as "rat runs". Many of them have no pavements or escape verges for pedestrians. The Egley road is always congested during busy times and would not be able to cope with the extra traffic, especially with the proposed school and retail park.

The density of existing housing in the adjoining area - Hook Heath and Mayford - is considerably less than the 33 dwellings per hectare proposed. At present the density in Hook Heath averages at 5.5 per hectare and less in the conservation area. The proposed 171 dwellings on site GB10 is beyond reasonable. Access would have to be via Hook Hill Lane or Saunders Lane, neither of which is suitable for the volume of traffic this would create, let alone the proposed 210 dwellings on site GB11 in Saunders Lane.

There are no details in the plans of the infrastructure needed to service this number of extra homes. We cannot see that a retail park will attract the extra doctors, dentists and pharmacists the increased population would require. We do not need any more large out of town supermarkets, pet stores or DIY outlets as there are plenty within easy reach. We already have an excellent post office.

We ask the council to reconsider these plans and take into account the huge impact they will have on this area.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Vernon and Jill Cornell

Tel:

A small black rectangular redaction box covering the telephone number.

Email:

A long black rectangular redaction box covering the email address.