

Wychehazel
Fernhill Park
Woking
Surrey
GU22 0DL

26th July 2015

Dear Sir/Madam,

Woking 2027 DPD Consultation

I am writing to register my objection to the removal of land parcels GB8, GB9, GB10, GB11 and GB14 from the Green Belt and to proposals to build houses, retail sites and other facilities on those land parcels.

My reasons for objecting are set out below:

Removal of Green Belt land

The purpose of the Green Belt is to keep open spaces between towns and villages that might otherwise result in a continuous urban spread. The release of the land parcels noted above would result in a continuous urban sprawl to the south of Woking with no distinction between individual villages. I understand that Woking may need in the future to consider and release Green Belt land but I also note that the new Government does not support such a step today. When the Government recently announced proposals to support brownfield developments, the Business Secretary Sajid Javid was interviewed on BBC Radio 4's Today programme. The extract taken from the BBC's Business website clearly shows that the Government does not believe in the need to use of Green Field land for development

"BBC Radio 4

Posted at 08:00

Sajid Javid, the business secretary, is talking to Today about homebuilding. He says he plans to give planning approval to brownfield sites - ones where building has taken place but needs knocking down or is derelict - to speed up home building. There's no need to build on protected greenbelt land, he says. "

Source: BBC website

My understanding is that the proposals put forward in the 2027 DPD Consultation exceed the minimum required for Green Belt land for the whole of the borough by a factor of 2. I do not believe Woking Council has made the full case for the release of Green Belt land and its subsequent development for these land parcels to the south of Woking.

Impact on Transport Infrastructure

The biggest impact on the proposed development of the land parcels above will be on local transport infrastructure. The Egley Road is already highly congested during the peak periods during the day. The Egley Road is our only means of getting out of our road and having lived here since 1992 I have seen a constant worsening of the situation. The addition of a very significant numbers of houses, school and retail park is likely to mean this road and the surrounding smaller roads will not be able to meet the added congestion resulting in extended periods of grid locked traffic.

The need for yet another retail park in the Woking area does not make sense. The current garden centre serves a predominantly local population but retail parks provide destination specific shopping outlets that will mean additional traffic coming into the area solely to shop, thereby increasing the pressure on already overcrowded roads. Indeed this is at a time when all retail outlets are under pressure from internet shopping and so the proposals appear to have no sound basis.

In addition to the roads, the situation is the same for those wanting to commute from Woking by train. I have the dubious pleasure of constantly standing all the way into London for any peak time journey, and so the pressure of more commuters will only make the matter worse. It would also place increased pressure on parking in Woking as it would be infeasible to assume new residents in Mayford doing anything other than driving to the station, thereby increasing peak time congestion further, not just in Woking but also the routes leading into the town.

Other Local Developments

The comments above refer only to the impact from the Woking land parcels. However, major developments are being planned within a few miles of Woking, such as Slyfield and Wisley, and the aggregate impact of those developments must be taken into account. This part of Surrey is now so inter-linked and congested that it would not be sensible to plan new developments in isolation. There must be an integrated approach because otherwise the area will come to a standstill.

I trust you will take my comments into consideration

Yours Sincerely



Andrew Crouch

cc Jonathan Lord, MP for Woking