

Woking 2027 DPD Consultation

Neil [REDACTED]

Sent: 28 July 2015 21:22

To: Planning Policy

Lansdowne
Hook Heath Road
Woking
Surrey GU22 0QF

28 July 2015

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 GU22 0NN)

GB11 (Land to the north west of Saunders Lane, Mayford, GU22 0NN)

I am writing to register my strong objection to the removal of areas GB10 and GB11 from the Green Belt and to proposals to build houses on parcels GB10 and GB11 post 2027.

My reasons for objecting are:

1) There are major flaws in the Green Belt Review on which everything else is based.

The main justification for the decisions is the green belt review which is significantly flawed. Therefore any decisions based on the Green Belt Review must themselves be significantly flawed.

Flaws of the Green Belt Review include:

- a. It was not conducted in an open and transparent way with no public consultation.
- b. (3.2.23) states *"The search for the most appropriate location for any significant development has been informed by an assessment of the principal landscape and characteristics of the parcels of land"*

However - no detailed landscape character assessment has been undertaken. The Report itself recognises this and states that: *"there is no published landscape character assessment of the Borough to inform an understanding of the local landscape of the area."* (para 3.4.3). The Report does state that a **"preliminary assessment of the landscape characteristics of the parcels"** has been carried out (para 3.4.5). But the report goes on to say the *"preliminary assessment"* comprises nothing more than a non-detailed strategic *"overview"*. So basically, the *"preliminary assessment"* was someone's subjective opinion! Consequently, the results of the *"preliminary assessment"* carry no material weight whatsoever and are **entirely irrelevant for land use planning purposes.**

2) No exceptional circumstances have been demonstrated for the extra 1200 houses

National planning policy allows the release of land from the Green Belt **only in exceptional circumstances**. The Woking Core Strategy has gone beyond its remit by identifying sites for an additional 1200 homes in the period 2027-2040. No exceptional circumstances have been demonstrated for going into the period 2027 - 2040. Also no valid justification has been advanced as to why an additional 1200 homes will be needed in this period. WBC should support the green belt as important and should resist future requirements to build on this land.

3) Hook Heath and Mayford will be joined into one continuous block of housing

The purpose of the Green Belt is to prevent urban sprawl by the use of open spaces

between towns and villages. The current proposals to build on the open land that separates Hook Heath from Mayford will produce one continuous urban sprawl.

4) No notice has been taken of WBC's own 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.'* This proposal takes no notice of this requirement

Yours faithfully

Dr N Cryer

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