

## Green Belt Consultation

**Sent:** 19 July 2015 17:43

**To:** Planning Policy

To: Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, GU21 6YL

Site References GB7, GB8, GB9, GB10, GB11, and GB14

I wish to make the following comments on Woking Borough Council's proposal to remove green belt status from the above site references.

1. Whilst recognising the requirements for additional housing in the Borough and the commitments made by Woking BC to the Secretary of State, such housing should only be located in such large areas of existing green belt land, and in such large numbers, as a matter of absolute last resort. There are scores of much smaller parcels of land around the Borough, including in the Mayford area, which are brownfield sites or plots within the green belt which offer little or no benefit to the overall area and community. These brownfield sites and smaller plots could be developed without fundamentally detracting from green belt principles and in total could achieve the number of extra dwellings to which the Council has committed. It is harder work to meet the numbers this way but some effort on the Council's part should not be an excuse for ravaging the area around Mayford by allowing future development to cover large swathes of land. Spreading the housing over a far greater area and number of sites also overcomes a lot of the problems of strains on existing infrastructure.
2. Future housing development on GB8, GB9, GB10, GB11, and GB14 will remove the precious green area between Woking and Mayford such that Mayford merges with Woking. My understanding is that neither the majority of the residents of Woking nor the majority of the residents of Mayford want this to happen.
3. Future housing development on GB8, GB9, GB10, GB11, and GB14 would create significant traffic problems on the local roads particularly at peak hours because of the existing restrictions at the two railway bridges in Mayford and the railway underbidges at Blackhorse Road and Victoria Arch. The A320 would become so overloaded (bearing in mind that the new school in Egley Road will probably be operating by then) that it would be solid from at least Slyfield Industrial Estate all the way through Woking. Such a scale of housing development will also overwhelm the existing drainage infrastructure.
4. I do not understand why additional travellers sites are being proposed on GB7 when there are already such sites nearby.
5. The alternative given in (1) above is feasible. The Council has after all got until 2027 to identify such smaller areas.

Richard Deacon  
Cedar House  
Pyle Hill  
Woking  
Surrey GU22 0SR