

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



From:
Roy Edwards
Avalon,
12 Allen House Park
Woking GU22 0DB

30th July 2015

Dear Sirs,

Re: Woking 2027 DPD Consultation

I am a resident of Hook Heath and I am writing to register my objection to the removal of areas GB10, GB11, and GB14 from the Green Belt and to proposals to build houses on parcels GB10 and GB11 post 2027.

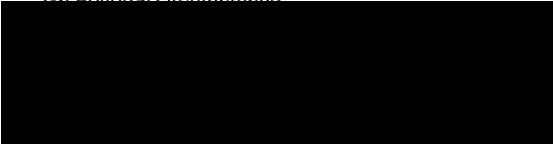
As I understand it the Government attaches great importance to the Green Belt and the fundamental aim of the policy is to prevent urban sprawl by keeping land permanently open. The essential characteristic of the Green Belt is its openness and its permanence. The current proposals to build on the open land that separates Hook Heath from Mayford and Mayford from Woking do just the opposite.

Land should only be released from the Green Belt in exceptional circumstances. The Woking BC Core Strategy requires WBC to find sites in the Green Belt for 550 homes in the period 2022-2027. WBC has gone further than required by identifying sites for an additional 1200 homes in the period 2027-2040. Whilst it may appear sensible to look beyond the current Core Strategy the exceptional circumstances rule still applies. WBC has not demonstrated any exceptional need for 1200 houses, not any other number in the Green Belt around Woking post 2027.

The sites were recommended on the basis of their proximity to a "Local Centre". Apart from a Post Office and a barber's shop there is no supporting infrastructure like shops, doctors, dentists or medical facilities.

Egley Road which is already heavily congested during the rush hours will be unable to cope with the additional traffic that several new housing estates, a retail park and a school will place upon it.

Finally, removing GB14 from the Green Belt to create green infrastructure is not necessary since no change of use is planned. It is not an exceptional circumstance.



Roy Edwards