

WBC Draft Site Allocations DPD consultation

Kevin Farquharson [REDACTED]

Sent: 19 July 2015 01:00

To: Planning Policy

Cc: [REDACTED]

Dear Woking Planning

I am writing to object to the proposed release of greenbelt land for development near Mayford and Hook Heath.

We use this area regular for family walks and it would be a major unjustified and unnecessary loss of essential green space to the area. There are several official and informal footpaths across the area which would be lost or severely spoilt.

In addition the local town, village and A320 infrastructure cannot even cope with the current population and level of business activity. The single carriageway A320 and 6 single lane bridges* cannot cope with any additional traffic for a school, businesses or homes.

1) The purpose of the Green Belt is to prevent urban sprawl and to maintain the open spaces between towns and villages. The current proposals to build on so much of the open land that separates Hook Heath from Mayford and Mayford from Woking do just the opposite.

2) National planning policy allows the release of land from the Green Belt only in exceptional circumstances. The Woking Core Strategy requires WBC to find sites in the Green Belt for 550 homes in the period 2022-2027, but WBC has gone further than required by identifying sites for an additional 1200 homes in the period 2027-2040. While it may be sensible to look further ahead than the current core strategy, the exceptional circumstances rule still applies. WBC has not demonstrated any exceptional need for 1200 houses, or indeed any other number, in the Green Belt around Woking post 2027.

3) Local transport infrastructure, particularly the Egley Road, is heavily congested during the morning and evening rush hours. It will not be able to cope with the additional traffic that several new housing estates, a retail park and a school will place on it.

4) The proposed housing densities of 30 dwellings per hectare (dph) on the Saunders Lane sites GB10 and GB11 are grossly excessive when compared to the average density of 5.5 dph in Hook Heath, and even less in the Fishers Hill Conservation Area.

I trust you will revise your plans, use more brown field sites and scale back on house building which cannot be supported by the transport network.

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[REDACTED]
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* single lane bridges at Mayford (2), Worplesdon Stn, Blackhorse Rd, Smart Heath and Hook Heath Ave

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