




20th July 2015 **Error! Bookmark not defined.**

The Planning Officer
Civic Offices
Gloucester Square,
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Woking
Surrey.

To whom it may concern.

I am writing with regard to the current public consultation regarding The Draft Site Allocations Development Plan Document and specifically the areas affected in The vicinity of Hook Heath and Mayford.

I find it simply without rationale and deeply worrying that in the first instance in the initial report prepared by Peter Brett Associates for WBC that The Fishers Hill Conservation Area was initially proposed to have it's Green Belt Status removed, given it's very sensitive nature and the hugely historic genre of properties contained within it.

It is with a sense of relief and common sense that I see this overbearing and simply unfounded proposal has been reversed, however it appears after significant investigation and study of the entire 417 page SADPD that such an arbitrary and illogical one dimensional approach, in complete contradiction of The National Planning Policy has been applied to similar pockets of land in The Hook Heath & Mayford areas.

I would like to register my significant and deep concerns on the hugely negative and damaging proposals that are being put forward with regards to the area in Hook Heath & Mayford concerning land areas denoted by the codes GB11, GB10, GB14, GB8 & GB9 for the following reasons:

- The purpose and definition of The Green Belt is to prevent needless urban sprawl and maintain essential open spaces woodland and character between towns and villages. The current proposals particularly regarding GB11, GB10 and GB14 do exactly the opposite. In effect merging Mayford and Hook Heath with Woking itself.
- The National Planning Policy clearly states the release of land from the Green Belt should only take place **Under Exceptional Circumstances**. WBC within its own Core Strategy document states the need to find sites in The Green Belt for 550 homes from 2022-2027, but with the packets of land GB11, GB10, GB14 it aims to use these to meet

the needs of building an additional 1200 homes from 2027-2040. This need to plan to 2040 is not yet defined and it most certainly is not based on firm evidence that states land is required within The Green Belt to build another 1200 homes. WBC has not demonstrated any exceptional need for this number of dwellings or in fact any other number in The Green belt post 2027.

- The proposed density for the GB10 & GB11 packets of land are 30 dph, which are grossly excessive compared to the average density in the surrounding area which in Hook Heath averages at 5.5 dph.
- Saunders Lane and The Egley Road are currently heavily congested and the simple truth is the road infrastructure could not cope with additional housing and retail proposals being put forward and the current proposed densities.
- The Egley Road is the main transport artery into Woking Town center and The M25 from The Guildford & Sutton Green area and it is a single lane A road that is both heavily congested and inadequate for the current traffic volume. These issues will simply be magnified and result in Woking as a destination center becoming a traffic gridlock.
- In summary, whilst I recognize the need for WBC to plan into the future and accommodate the growing need for affordable and quality character long term housing within the borough, the current proposals seen in detail and in the context of the surrounding area of Hook Heath & Mayford, seem to have been made in complete contradiction of National Planning Policy. The proposals have at their core a deep disregard and seemingly wanted desire to significantly reduce The Green Belt, build over essential open spaces and woodland and destroy the character of Hook Heath & Mayford. WBC and their consultants seemingly offer no genuine deeply considered and long term solutions to a community based issue of additional housing, but have taken the one dimensional option of simply identifying swathes of Green Belt Land to broaden urban sprawl and destroy the essence of why many families choose to live within the area of Hook Heath & Mayford. The proposals will also add to the over burdening of an already stretched to breaking point local road network which is already undermining considerable efforts to attract the public to a re generated Woking Town Centre, due to traffic grid lock and lack of access.

Sincerely,

Mr Shaun Glanville.