

Augusta
Golf Club Road
Hook Heath
Woking
Surrey GU22 0LU

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)

GB14 (Land adjacent to Hook Hill Lane, Hook Heath GU22 0PS)

As a local resident of Hook Heath we are writing to register our 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.

Our reasons for our objections are as follows:-

We believe that National planning policy allows the release of land from the Green Belt only in "exceptional" circumstances and whilst we understand that the Woking Core Strategy requires Woking Borough Council to find sites in the Green Belt for 550 homes in the period 2022-2027, we strongly disagree that a further 1200 homes (or indeed any number of further homes) for the period 2027-2040 should be considered in Green Belt in the Woking area post 2027 as this extra development has not been proved necessary by Woking Borough Council. Woking town centre, although much improved in recent years with new restaurants etc we feel has not the space to accommodate thousands of new local residents particularly at peak times on the dual carriageways and roads skirting the town centre and Woking station.

The huge urban expansion of this area will, in effect, close down any feeling of space and tranquillity by virtually linking Mayford, Hook Heath and Woking and thereby creating the ambience of a "large, busy and congested town" rather than the smaller, less crowded and quieter areas to live in, presently protected by the Green Belt.

We believe that the areas mentioned do not have sufficient infrastructure to support these proposals of 550 new homes, let alone a further 1200 homes in the future.

Any new residents moving into the new homes would not have local transport to access the facilities necessary for living e.g. schools, doctors or dentists surgeries, or even shops. They would be completely isolated unless they own a car.

Even if they do own a car, and many families these days have two cars, the amount of extra traffic on the already busy and sometimes congested roads, particularly Egley Road, would cause nothing less than gridlock of the area especially in rush hour for commuters and for school runs. Some of the surrounding roads are very narrow and already require very careful negotiating as another car approaches from the opposite direction e.g. Saunders Lane and Hook Hill Lane. This would contribute to the problem as motorists would seek roads to cut through to avoid the congestion on Egley Road and other main roads during morning, school times and evening rush hour and with poor, or no, street lighting this will inevitably cause accidents.

For the commuters Worplesdon station is already difficult with unlit pedestrian paths and an already congested road on its approach, further passengers (and cars) would increase this problem. As for Woking station the approach roads in rush hour are already legendary for their congestion and gridlocking.

In conclusion we believe that the proposals will constitute gross overcrowding of the area, spilling over into the surrounding areas and creating a difficult and less desirable area for all to live in.

Yours faithfully,
Mr Ian King and Mrs Margaret King

