

8 Mount Close
Hook Heath
Woking
GU22 OPZ

30 July 2015

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 ONN)

GB11 (Land to the north west of Saunders Lane, Mayford, GU22 ONN)

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

As residents living on the southern end of Hook Heath we are writing to register our objection to the removal of areas GB10, GB11 and GB14 from the Green Belt and proposals to build houses on parcels GB10 and GB11 post 2027.

It is proposed that GB14, which lies 10m from our house, is removed from the green belt reclassifying it as an area of green infrastructure. Given that there are many different types of green infrastructure space, the actual intention for this site is unclear but our concerns are that:

- The rail line to the south of GB14 means that the sole access to it for pedestrians or vehicles is along and then off the treacherously narrow and increasingly busy Hook Hill Lane. In our view this makes this an area unsuitable for general public access. Access cannot be improved due to the restrictions imposed by the single track rail bridge.
- Reclassification in this way does not appear to satisfy the “exceptional circumstances” necessary to remove an area of land from the Green Belt.

Our concerns with the plans to remove GB10 and GB11 from the Green Belt and subsequently build houses on this land post 2027 are as follows:

- The proposed development has a significantly higher density population than the areas which border it on all sides which will create an obvious island of dense building inconsistent with WBC's Landscape and Townscape Policy – CS24, which states that future development will “conserve and where possible, enhance townscape character”, whilst protecting the local character of the area.
- It is also mentioned within CS24 that future developments will also conserve key landscapes such as heathlands and escarpments. This also appears to be being disregarded in these plans.

- GB11 is distinctive from all other areas in the proposal in that it contains bridlepaths and public rights of way that would be consumed in any new construction.

In general, looking at all of the proposed areas between Hook Heath and Mayford, the local infrastructure is wholly inadequate to deal with a population increase the degree of which is being proposed, with only a small post office and a barbers in current existence in the local area.

The road network serving areas GB10, 11 and 14 into Woking is wholly inadequate to service the volume of housing proposed. A big concern of ours regarding any development between Hook Heath and the A320 is how the increased volume of traffic can be accommodated.

The A320 is already painfully congested with existing volumes of traffic. The layout of Woking forces travelers coming into town from the south to follow either the A320 or to find rat-runs to the rail crossings on St John's Hill Road, Triggs Lane and Wych Hill through the residential area of Hook Heath. New houses in this area will encourage more vehicles to seek rat-runs through the new residential areas, Hook Heath and St Johns.

- As mentioned previously Hook Hill Lane which bisects these areas is already extremely dangerous for pedestrians and cyclists. As it is the only route to the newsagent in Mayford, pedestrians are forced to walk on the road which has blind corners and areas where two cars can only just pass. It would inevitably become a rat-run route due to its directness and that it borders on the proposed areas for development.
- This road floods routinely in the winter as water running down the hill from GB14 meets the blockage of the rail line. Further development west of the rail line will cause increased rainwater run-off and render this road even more dangerous.
- There are indications that traffic in Hook Heath is already close to saturation. Recent major roadworks on Triggs Lane caused gridlock some mornings due to the single track rail bridge on St John's Hill Road – there simply is not the capacity in this area to accommodate any overspill from the A320 without improving these rail crossings.

Thank you for taking our concerns into consideration.

Yours faithfully,

A solid black rectangular box used to redact the signature of Simon & Susie Lacey.

Simon & Susie Lacey