

**By email and post**

Corporate Policy Manager - Planning Services  
Woking Borough Council,  
Civic Offices,  
Gloucester Square,  
Woking,  
Surrey, GU21 6YL

21 July 2015

Dear Madam

**GREEN BELT REVIEW APPEAL: SITE 24, THE MOUNT, CHOBHAM ROAD, KNAPHILL**

We own the above parcel of land which was recently assessed under the Woking Borough Council Green Belt Review. Our land was ranked 17<sup>th</sup>.

Our consideration is that this land has excellent potential for development and that the report that was carried out does not sufficiently consider the merits of our site.

To follow is an outline of our position:

- 1** There appears to be a clear bias towards development in areas south of Woking. We do not feel this represents a balanced approach and that development should be more evenly distributed. We are unable to comprehend the logic applied here.
- 2** Bearing in mind the considerable development taking place in the town centre and the increasing popularity of Woking as a place to live, we feel that to support the ambition of the town more units of housing should be considered. Our site could be considered for the development of everything from luxury residential housing to social housing.
- 3** The social housing waiting list seems fairly high and we are prepared to offer the opportunity of building social housing in collaboration with a housing association – on

favourable payment terms – to help deal with this critical issue. It seems quite clear that there is insufficient development to cater for families wanting small houses with gardens.

**4** The majority of new developments very much have an urban feel to them (they are very centrally located) and we strongly feel that there should be additional developments in less developed areas to offer proximity and the opportunity of living between sensations – a cosmopolitan town and nature...

**5** With the woods that adjoin the boundary of our site, construction on this land would mean that nature could still be preserved.

**6** Our site has excellent proximity to both Knaphill town centre and Goldsworth Park.

**7** The site itself already has a house constructed within the original boundaries (Stillwell Cottage) and development has previously occurred on the opposite side of Chobham Road in the form of an estate constructed in the 1970s ('The Birds Estate').

**8** Our site has never experienced flooding and none of the environmental constraints outlined in the paper have historically affected our site.

**9** The site is clearly defined with boundaries being Chobham Road, Warbury Lane and the footpath coming off Warbury Lane. There would, therefore, be no question of further development spread.

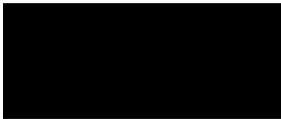
**10** The Southern boundary adjoins land that is not within the Green belt.

**11** We understand that there is a possibility that Warbury Lane may be closed due to the risk of accidents with motorists or horse riders. An active campaign is currently taking place. If such a closure took place the physical "one way" connection to Bisley would be eliminated.

**12** There are no local farmers who could use the site for agricultural purposes.

In conclusion, the expansion of Woking in recent years has been impressive and the outstanding transport connections make it an ideal location in which to settle. Given the high prices of property in London, we feel that demand for housing in towns such as Woking will increase dramatically in the coming years and that our site offers excellent accessibility. We have been highly impressed with the Council's ambition to promote Woking as a place to live and would like to help the growth of a town that has such potential. We would welcome the opportunity to discuss this further in person with your planning department.

Yours faithfully

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A Le Blanc

