

Woking 2027 DPD Consultation and in particular to site references

Fraser McIntyre [REDACTED]

Sent: 28 July 2015 08:58

To: Planning Policy

Cc: [REDACTED]

**1 Hook Heath
Farm
Pond Road
Woking
GU22 0JR**

28 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 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 resident of Hook Heath I am writing to register my 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.

My reasons for objecting are:

Urban sprawl will be increased

The purpose of the Green Belt is to prevent urban sprawl and to maintain the open spaces between individual 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. We have already destroyed the look of the centre of town with densely populated high rises. These green belt areas are essential to maintain a balance. We do not want to become a city.

No exceptional circumstances demonstrated for 1200 houses

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. There is certainly feeling amongst people that I speak to that, "we have done our bit."

4) The transport infrastructure will be overloaded

Local transport infrastructure, particularly the Egley Road, is heavily congested during the morning and evening rush hours. It will be unable to cope with the additional traffic that several new housing estates, a retail park and a school will place on it. This will cause delays and is bad for the environment.

5) The density of housing is not compatible with the surroundings

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

I would ask that you take people's opinions on this very seriously. It would be a massive mistake and would certainly prompt us to leave the area as it simply would not resemble the area we chose to bring up our four children 15 years ago.

Yours faithfully

Fraser & Kate McIntyre

Fraser McIntyre
[REDACTED]

