

Proposal for the release of Green Belt land

warwick Sabey [REDACTED]

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To: Planning Policy

To the Planning Policy Group

Woking Borough Council

Dear Sirs

I am writing to respond to the proposal in the Site Allocation Development Plan to remove land from the Green Belt to the South (and South East) of Hook Heath, in particular plans involving GB10/11 and GB 14 and probably also GB14.

My understanding is that:

- 1) Hook Heath is recognised by the local planning department as an Urban Area of Special Residential Character and parts of Fishers Hill, Hook Heath Road and Pond Road have Conservation Status;
- 2) Amongst the objectives of the Green Belt are to check unrestricted sprawl of large built up-up areas, to prevent neighbouring towns merging with one another and to assist in safeguarding the country side from encroachment;
- 3) Once established, Green Belt boundaries should only be altered in exceptional circumstances; and
- 4) The proposed density of housing in the released areas in GB 10/11 appears to be 30 dwelling per hectare whereas the average density in Hook Heath (and Fishers Hill) is less than 6 dwellings per hectare.

It is not clear how the proposals for the removal of the Green Belt south of Hook Heath and the proposed developments are compatible with the objectives of the Green Belt including those set out above and the character and status of Hook Heath and Fishers Hill. The proposals are clearly going to have a significant detrimental effect on the residents of Hook Heath (and others). It is also not clear how the proposals are consistent with Hook Heath being a desirable and prestigious place to live and what exceptional circumstances for the release of Green Belt land have been established.

My further concern is the effect of a significant number of new houses in this area will have on the transport infrastructure. Whilst the new transport infrastructure plans are not fully explained, they could result in significant additional traffic on the Hook Heath area, in particular Holly Bank Road and Hook Heath Road to the substantial detriment of the local residents. Hook Heath was never developed with the intention of becoming a main thoroughfare for traffic and it already experiences too much speeding traffic especially at peak times. Also, there must be serious concerns on the increasing amount of traffic entering Woking on the Egley Road and how Woking will be able to deal with it.

Yours faithfully

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