

*Furze  
Cedar Road  
Hook Heath  
Woking  
Surrey GU22 OJJ*

28 July 2015

Dear Sirs,

Re: Woking 2027 DPD Consultation and in particular to site references:

GB10 (Land 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)

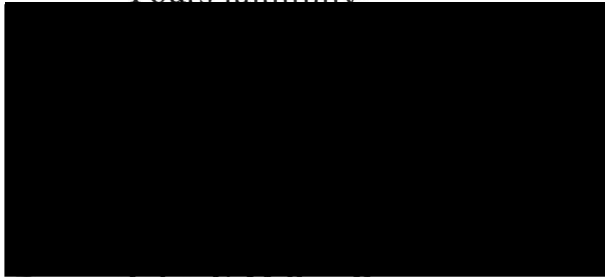
As a resident of Hook Heath I am writing to register my objection to the removal of areas GB10, GB11 and GB14 from the Green Belt and to proposals to build houses on parcels GB10 and GB11 post 2027.

My reasons for objecting are:

- 1) The whole purpose of the Green Belt is to prevent urban sprawl and to maintain the open spaces between individual towns and villages. Allowing development on so much of the open land that separates Hook Heath from Mayford and Mayford from Woking does just the opposite.
- 2) 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. WBC have gone far beyond what is required by identifying sites for an additional 1200 homes in the period 2027-2040. While planning for the future is prudent, the exceptional circumstances rule still applies. WBC must clearly demonstrate an *exceptional need* for these additional houses in the Green Belt around Woking post 2027.
- 3) Local transport infrastructure, particularly the Egley Road, is heavily congested during the morning and evening rush hours. It will not be able to cope with the additional traffic that several new housing estates, a retail park and a school will place on it. Without proper traffic planning the roads around Hook Heath will become *rat runs* with all the associated problems.

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

Yours faithfully



*John E M Small*