

J.N. & L.J.Starritt  
Little Hafton  
Pine Road  
Hook Heath  
Woking  
GU22 0DX

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

Our reasons for objecting are as follows:

- 1) We believe the proposals will increase the urban sprawl of Woking. We see 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 the open land that separates Hook Heath from Mayford and Mayford from Woking do 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, 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, nor indeed any other number, in the Green Belt around Woking post 2027.
- 3) Woking Core Strategy policy CS24 requires that:  
All development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas. To protect local landscape and townscape character, development will be expected to:  
Conserve, and where possible enhance existing character, especially key landscapes such as heathlands, escarpments and the canal/river network and settlement characteristics; maintain locally valued features, and enhance or restore deteriorating features.

In our view, these proposals take no notice of this requirement.

- 4) The main justification for the decisions is the green belt review on which there was no consultation. Flaws include:  
These sites were recommended on the basis of their proximity to a "Local Centre". However, other than a nearby Post Office and barbers, there is no supporting infrastructure in the form of shops, doctors, dentists, medical facilities, or schools. Residents living in these major developments will be isolated unless they have a vehicle.  
Moreover, 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.
- 5) 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.
- 6) The removal of GB14 from the green belt to create 'green infrastructure' is not necessary since no change of use is planned. It is in any case 'not an exceptional circumstance' which is required for land to be removed from the green belt.

Yours faithfully



J.N.and L.J. Starritt