

From: Bob Tilley [REDACTED]
Sent: 12 July 2015 19:15
To: Jeni Jackson
Subject: GREEN BELT REVIEW - Woking

Dear Sirs.

I am responding to the Green Belt Review in respect of the Housing Requirements for the period 2015 - 2040 presently out for Public Consultation. I recognise that Woking Borough Council is required to seek housing sites beyond the capacity of the present non green belt land in accordance with approvals given in respect of the recent Development Plan. I am not against reviewing land currently designated as Green Belt as time has moved on and some sites do not have the "quality of location or access" originally envisaged when designated. Periodic reviews of the Green Belt are reasonable but they should be done with clear parameters and objectives.

The use of independent advisers/consultants was a good approach as is the involvement of the public through consultation. Woking BC overriding recommendations without explanation is inappropriate.

The current sites proposed are in my view acceptable, with the exception of the second site in Pyrford for 200 houses to the east of Upshot Lane and south of Aviary Road. The eastern boundary of this site - designated by Sandy Lane, an ancient bridleway/sheep droving route - is very visible from and to the Surrey Hills AONB. These long distance views require the strongest protection since an AONB is only a minor step down from a National Park. In fact the eastern boundary of the other site to the west of Upshot Lane, if and when developed, will need to be protected/ shielded by a green barrier of trees and hedges to maintain the AONB views.

In addition the Aviary Road site will increase the housing allocation in Pyrford to an inappropriate concentration. Pyrford has few facilities and very little public transport (an hourly bus service of little use except to the retired and at risk of being withdrawn soon). Pyrford's sense of community is largely based on the community its self. Too many additional houses could disrupt the community so carefully developed over many centuries and particularly strong and attractive today.

Yours truly

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