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Email [REDACTED]

26th July 2015

To. **Jeni Jackson Head of Planning**
&
Planning Policy Team
Woking Borough Council
Woking Surrey
GU21 6YL

Regarding : Woking 2027 DPD Consultation

I am writing to lodge my **OBJECTION** to removing land adjacent to **Egley Road GB8 (WGB020a of parcel 20)** from Green Belt. I understand there is a planning application to build a school and leisure facilities under need / special circumstances but keep the land in Green Belt. The proposed leisure facilities are **NOT** special circumstances as there is a Leisure Centre about one mile away. The proposal for the athletics track is nothing more than a direct replacement for the track in Sheerwater which is going to be used for housing.

I now move on to the Brett report and recommendations. I am not convinced it has not been influenced by Woking Borough Council and is not completely independent. I understand in 2012 the Chief Executive met with Mayford Village Society and produced a sketch for GB8 with a school and housing, I find it more than a coincidence that in 2013 the independent company came up with the same proposal.

In the Brett report it states—The purpose of the Green Belt are defined by National Planning Policy and reiterated in the core strategy as:-

To check the unrestricted sprawl of large built up areas
To prevent neighbouring towns merging into one another
To assist in safeguarding the countryside from encroachment

Another section mentions the **sustainability**. Without going into every aspect (which if need be, I will) it is very clear the proposals to remove the land from Green Belt and be developed, in my opinion is not sustainable.

The report also says 60% of the Borough of Woking is currently Green Belt. What it does **Not** say Woking is one of the smallest Boroughs in Surrey and also has proportionally the **least amount of Green Belt**.

In the report Peter Brett set out 3 options in which is stated.
If the council wishes to give priority to the most **sustainable location for new development**, the report **recommends Option 3** to be the most appropriate.

Now for Brownfield sites, no evidence (independently verified) has been produced to demonstrate that Woking Borough Council has exhausted Brownfield sites for development in the plan. **Brownfield sites** will continue to come on stream, as older developments need updating and replacing. Therefore you cannot say they are ever completely exhausted.

The Government have proposed a policy with reference to building and making more use of Brownfield Sites and Green Belt Land should **Not be used**, only under very extreme situations, Egley Road GB8 is **Not** an extreme case.

Increase in Traffic, Pollution, Flooding, Noise, Crime, Loss of Green fields and Escarpment Feature, are more reasons why it should remain in Green Belt and development should not go ahead.

Green Belt areas were formed to preserve the natural beauty of our wonderful countryside, and all its wild life which is a very important aspect of our survival, the more we take can only lead to our downfall, and irretrievable situations for future generations of children.

I therefore say NO to removing Land from Green Belt

A J Wyatt