

Good Morning Mr Banks,

Please forward to Mr GJ Fort,

I have already confirmed my wish to speak and attend the Public Enquiry, but I write to you both again now to add some further useful information.

The site ref which my company Leigh Place Properties is owner of is GB7.
Cala Homes also have an Option on this Site.(who I hope have commented)

I still stand by what I sent on the 14/12/2018 in the Representation Form.

This email relates to the documentation sent out on 14th October 2019 ref ID/4.

My site GB7 is part of Matter 3.

GB7 is raised in Issue(111) page 9/10 Question 6.

To update, Woking Borough Council have now completed the purchase of the southern end of this site.
They bought this part of the site to relocate the David Lloyd Heath Centre and a small number of Affordable Homes,
the site is restricted with nearly a 3acre portion of wood land with a TPO on it.
The delivery of 188 homes on this site which has been mentioned is not achievable.

The northern end of the site nearest the town is now my only parcel remaining in the ownership of Leigh Place Properties.

On 18 th October 2018, two members of the council proposed the amendment, now making this site as open space not to be developed.
I have been told by a very senior member of the Council that one of these persons did not make the amendment !! (I will leave it to you to make your own observations).

In my initial representation I outlined why I thought this amendment should not be upheld and this site released to allow housing in the form of attached,semi detached, individual homes with gardens
for all families hopefully from in and around Woking area.

In Q 6 Page 10 3rd para,

Is the area of local separation justified: as previously stated No, because in 2015 transaction with Council I give 10 acres of land for this purpose on the site.

as a constraint on the wider.... : yes it is a constraint because expected build numbers for site cannot be achieved if this parcel of site is constrained.

(flood mitigation): I attach documents from environment agency , taking this site out of the flood zone.

No it should not form the area of local separation.

Mr Fort, if you do uphold this amendment, can you please advise on what can be done with the Site, as I will have to acquire an income from this land ?
What type of business will be acceptable ?

I thank you for your time in this process.

Once again I must point out that I can only put me views and thoughts on the above as a lay person who has no formal grounding on these matters.

As I have said before,I would like the opportunity to put my views forward, but there will be more experienced individuals at the Enquiry, so if I do not get the opportunity I hope all my comments are understood and considered.

Assuring you of my best attentions.

Yours sincerely,

P Bocking
Leigh Place Properties.

From: WT Enquiries <WTenquiries@environment-agency.gov.uk>
To: [REDACTED]
Subject: WT/001946
Date: Mon, 26 Sep 2011 15:16
Attachments: WT001946.pdf (1872K), Standard_Notice.pdf (47K)

Dear Mr Bocking

Our Reference: WT/001946 Land west of the A320 Egley Road, Woking

Thank you for your letter received on 26 August 2011.

Since your correspondence with us our Flood Map has been updated in your area. We carried out detailed flood risk modelling in 2009 which updated our 1 in 100 year (1%) and 1 in 1000 year (0.1%) flood outlines. I have enclosed maps and data showing the new outline and modelled flood levels.

In your area our Flood Map still includes flood event outlines from 2003. However in the area of land you are referring to, the 2003 flood event outline has been classified as surface water and has therefore been removed from our Flood Map. This is shown by the maps provided. This area of land was identified as suffering from surface water flooding from aerial photography taken during the 2003 flood event.

With regards to the ditches not being maintained by Surrey County Council. We are primarily responsible for ensuring riparian owners maintain their watercourses for main rivers. In this case the watercourse is non main river so we would suggest you take any issues up with the Agricultural Land Tribunal as we do not have statutory powers over watercourses classified as non main river.

Flood defence information:

There are currently no Environment Agency owned and operated raised flood defences protecting the area in question.

Woking Borough Council, in partnership with the Environment Agency are progressing a project by the name of Hoe Valley Scheme. The project commenced in August 2010 and it is hoped that the scheme will reduce the flood risk to a number of properties in Woking. The project may provide a modest benefit to your site. We can not confirm what standard protection the scheme will offer the site until after the scheme has been completed and flood modelling has been carried out.

May I draw your attention to our enclosed standard notice for the supply of Environment Agency information.

Yours sincerely

Natalie Hyde

External Relations Officer

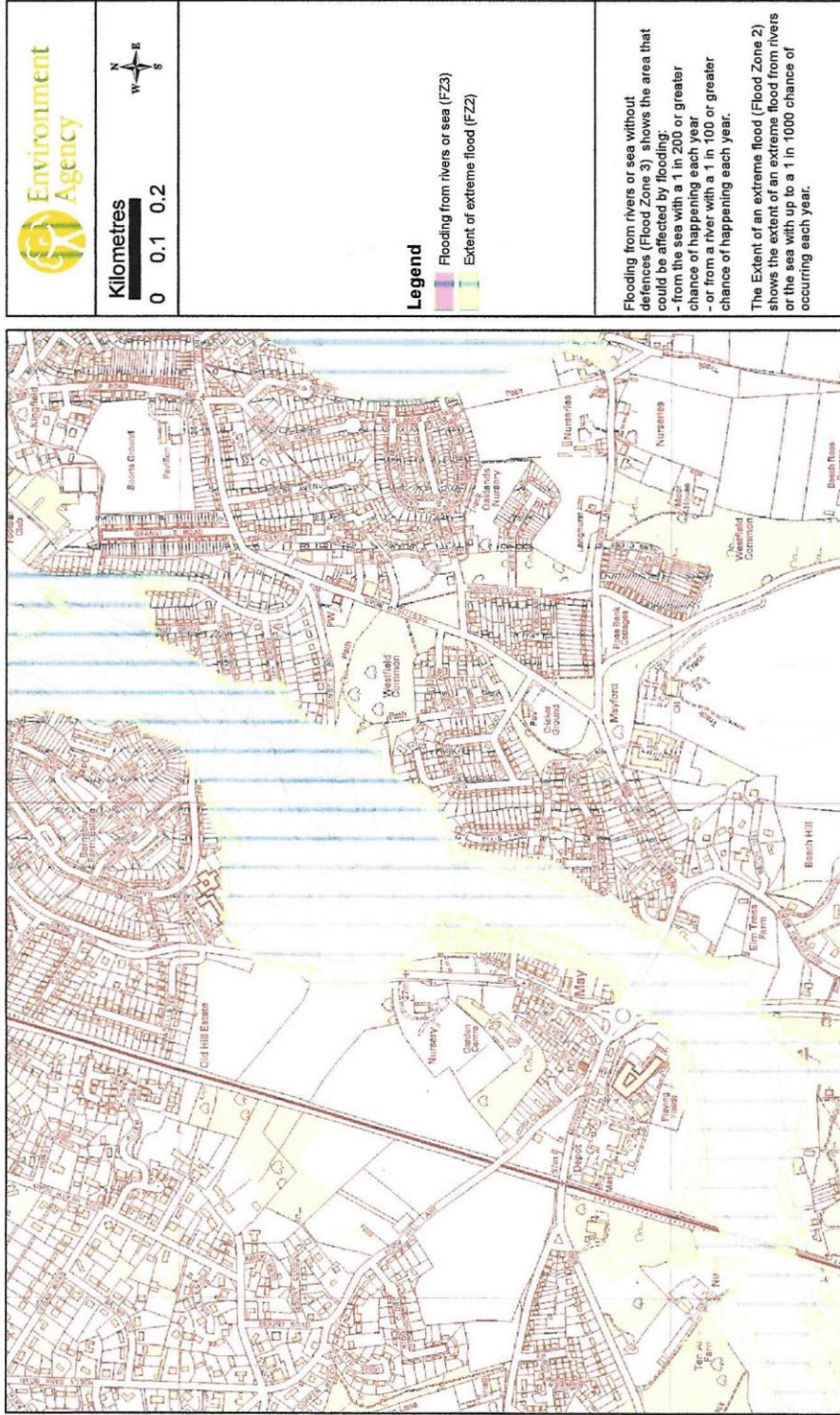
Direct dial: 01491 828312

Direct fax: 01491 828599

e-mail: WTenquiries@environment-agency.gov.uk

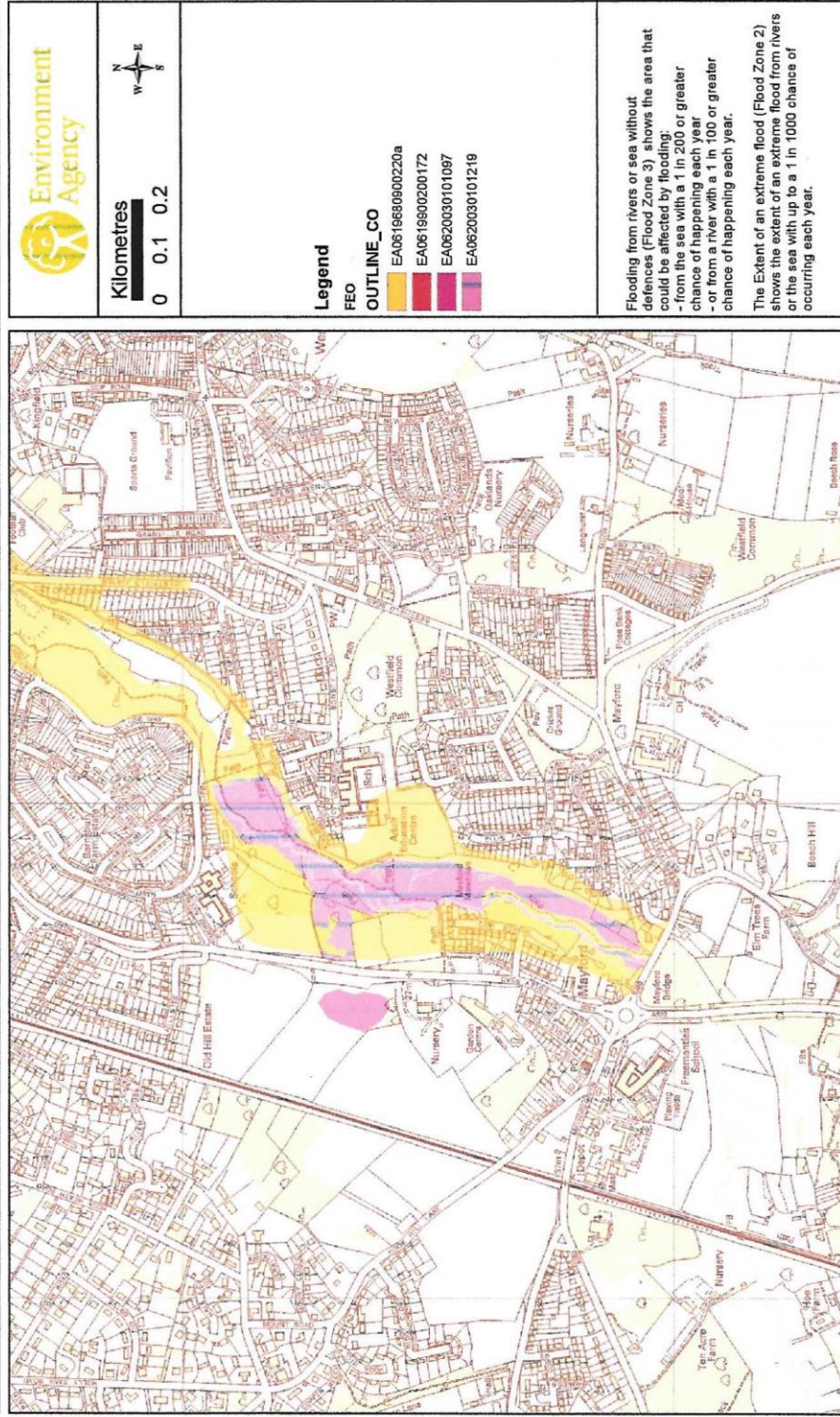
**External Relations
Planning and Corporate Services
Environment Agency
South East Region, West Thames Area
Kite House, Howbery Park, Wallingford, OX10 8BD**

Basic/Detailed FRA Map centred on Land West of the A320 Egley Road, Woking
Created 19/09/2011 - REF: 30_223_002_001



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