

REP/034/00 1

35 Mayford Grange Westfield Road Woking Surrey GU22 9AX
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29th February 2012

FAO.
Mr A Seaman BA(HONS), MA, MRTPI
Inspector
Woking Core Strategy

C/O
Mr C Banks
Banks Solutions
21 Glendale Close
Horsham
W.Sussex
RH12 4GR

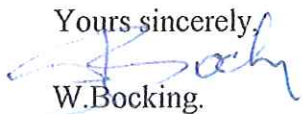
Dear Sir,

By sending the enclosed selected documents from a submission by Lennon Planning, Acting for my family company (Leigh Place Properties Ltd), I hope that it will in some way compensate for what I consider to be an unfair decision by Woking Borough Council not to submit the whole presentation for use at the Core Strategy examination commencing March 20th 2012.

The fact is that the Exploitory Meeting of March 15th 2007 caused the Inspector to question the Soundness of the Core Strategy Submissions and it was then that Woking Borough Council withdrew the LDF Document and I was assured that my costly presentation would be held for use in subsequent submissions.

The views of Surrey County Council's Chief Planning Officer were still in place when Woking submitted its last LDF Schemes.

Yours sincerely,


W. Bocking.

Draft Plan Reference	Source of Comment	Comments Received	Council's Response	Proposed Revision
GB3 Mayford	Maybourne Rise and Woodpacker Way Residents Association The Grove Group Horsell Moor Action Group	There should be no further development except for Site H2/25	Noted	No change
GB3	5 Individual responses	Object to the designation of Mayford as a settlement as any further development would destroy its character	Noted. See below	As below
GB3	1 Individual response	Any additional development should be restricted to small developments of housing not craft industries	Noted. See below	As below
GB3	Surrey County Council 1 Individual response	The designation of Mayford as a rural settlement is inappropriate because of its small scale and close proximity to the built-up area	Mayford is only separated from the remainder of the urban area to the east by the valley of the Hoar Stream which does not create a significant wedge of countryside. Furthermore, part of Mayford lies to the east of the valley including a public house and a garage while people living east of the valley undoubtedly use Mayford's shops and post office.	Redesignate Mayford as part of the Borough's urban area and delete Green Belt to the east. See Main Report Section 4

Doc 2 A



Woking

BOROUGH COUNCIL

PLANNING & TECHNICAL SERVICES DEPARTMENT
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G.S. CARTLAND GLOVER, M.A., Dip. Arch. (Birm.),
M.R.T.P.I., R.I.B.A.

Your ref RJR/KJB
Our ref P/GAK/LG/726/17/5
Date 1st May, 1984

Dear Sir,

JACKMAN'S GARDEN CENTRE SITE AND ADJOINING LAND, EGLEY ROAD, WOKING

I refer to your letter dated 13th March setting out your proposals for the development of this site with a range of high specification industrial units.

I have considered the arguments you advance for this proposal and acknowledge the supporting evidence derived from the Council's own Sight Setting Papers.

I have come to the conclusion that industrial use of this site would be inappropriate and notwithstanding your conclusions, not necessary in order to meet the needs identified in the Draft Borough Plan. It is my view that housing provision will continue to be the pressing claim on the Borough's land resources - even though we can currently meet the 5 year supply requirement - and accordingly I will be proposing that the site is not included within the Green Belt in the Draft Borough Plan so allowing for its redevelopment for housing at some stage in the future. However, I think the Council will wish to see each potential housing site released in such a way as to allow for a phased provision of new houses within the Borough over the Borough Plan's life and I do not see the Jackman's Site being released for housing at an early stage. The question of relocation, to which you refer, is complicated by the recent submission of an application for housing development on the former nursery site in Saunders Lane.

These are my views on the matter at present. The draft of the Borough Plan will be put before the Council within the next month and it will then be possible to provide a more definite view of the future of this land.

Yours faithfully,

P.A. Kingston
Chief Town Planning Officer

Beale & Alldridge,
Chartered Surveyors,
36 Piccadilly,
LONDON W1V 9PA

PLEASE ASK FOR Mr. Kingston

EXTN 3410

MONDAY 30 JUNE 1985

Report of Public Consultations & PROPOSED AMENDMENTS

- 4.6 These proposed amendments to the Green Belt boundaries will minimise the amount of land to be removed from the existing Metropolitan Green Belt in accordance with government advice.
- 4.7 Elsewhere in the Borough, unallocated "white land" has benefitted from Green Belt protection pending the preparation of the Borough Plan. Having reviewed general land use requirements in the light of the consultation exercise, one change to the formal Green Belt boundary in the west of the Borough appears appropriate. In the area covered by the Knaphill Village and Brookwood Hospital Inset, green belt boundaries can be redrawn to include land south of Brookwood Lye Road and to reduce the amount of Green Belt land to be included on the Hospital site. A revised Inset proposals map will be displayed at the meeting.
- 4.8 Two further changes relate to the designation of larger rural settlements in the Green Belt. The Consultative Draft identified Mayford as the only settlement of this kind in the Borough. The consequence of this designation would be to permit limited additional development and infilling which might not be appropriate within a Green Belt. In the case of Mayford, this designation has been questioned. This settlement is partly separated from the urban area to the east by the valley of the Hoe Stream, but along the route of the A320 there is effectively no gap. The settlement as shown on the Proposals Map excludes those parts of Mayford east of the Hoe Valley including the garage and a public house. I would suggest, therefore, that Mayford is more properly viewed as an integral part of the urban area.
- 4.9 The proposed revisions to the Green Belt boundary in the Knaphill and Brookwood Hospital Inset will effectively surround Brookwood Village by green belt land. This village is perhaps more properly defined as a Larger Rural Settlement and I would suggest that it be afforded this status in the Borough Plan.
- 4.10 I am satisfied that the above amendments to the Green Belt boundary leave sufficient land available within the urban area to meet the Borough's likely development needs until the year 2001.
- 4.11 A second issue relating to the Green Belt which has been the subject of further consideration is the effectiveness of the policies to limit to acceptable levels further development. In this respect, I would draw attention to the new policies proposed in the attached detailed schedule. These new policies seek to identify the criteria which should be applied to the consideration of planning applications such as extensions to existing properties.

Recommendations

- 4.12 It is recommended that:
- 1) the detailed changes to the Green Belt boundary as set out in paragraphs 4.4, 4.5 and 4.7 above be agreed;
 - 2) Mayford be included in the urban area; and
 - 3) Brookwood Village be designated as a Larger Rural Settlement.

Site Description

The land is 19.2 hectares in area, located to the west of the A320 Egley Road, the main arterial route between Woking and Guildford. It lies in a highly sustainable location within 2 km of Woking town centre, the central bus terminus and the mainline station, with regular services to London Waterloo and Clapham Junction, Guildford and the South Coast. The site is less than 600 m from existing community facilities in Mayford village, and 1.4 km from Worplesdon Station to the south. It is within a 5 minute walking distance of facilities on the Barnsbury Farm Estate, Barnsbury Infant and Junior Schools, and 2.5 km of St John the Baptist Secondary School and Woking Sixth Form College. Leisure and sport facilities such as Woking Football Club, and Woking Park, Leisure Centre and Swimming Pool, are easily reached within a 2 km travel distance. Regular bus services are available from stops on the A320 adjacent to the site, to Woking Town Centre, Guildford and Camberley.

In physical terms, the site lies within defensible boundaries provided by the A320, the railway line, and Wyevale garden centre and Mayford Village to the south. The site is composed of several parcels of open grass land separated by hedgerows and lines of trees, with a garden nursery and an area of woodland within its southern boundaries. The land rises gently northwards towards its boundary with the residential development at Hillside. It lies in the Green Belt and within 5 km of the Thames Basin Heaths SPA, but the only physical constraint is a small area of high archaeological potential at the northern limit of the site, and its eastern boundary lies adjacent to an Area at Risk of Flooding under Policy ENV3 of the Core Strategy Submission Document. An Ecology Walkover Survey was carried out in April 2007, which demonstrates that the site has low ecological value with no likelihood of habitation by protected species. An Archaeological Appraisal was undertaken in March 2007. It concludes that overall, there is a low-moderate potential for the survival of archaeological deposits within the site.

Representation through the Woking Local Plan and LDF

The site has an extensive strategic planning history and was represented at each review of the Woking Local Plan in 1988, 1992 and 1998, and at each occasion, Officers of the Council considered the land suitable for inclusion with the Local Plan for long term development needs. However, Officer recommendations were over-turned each time by elected Members, with the site rejected without explanation in favour of alternative sites proposed at Brookwood Farm and Moor Lane, Westfield.

In terms of the LDF, representations have been made on behalf of the owner in response to all stages of the emerging Woking Core Strategy, for the exclusion of the site from the green belt and the allocation of the land for housing development. In response to the Submission Core Strategy October 2006, objections were made in respect of the Council's over reliance upon previously developed land to meet the Borough's housing requirement, particularly within Woking Town Centre, and the need to allocate suitable and sufficient land for housing over the plan period. The responses from the Council focused on the claim that sufficient land was identified and available within the urban area to meet the housing requirement, with the only contingency being the identification of two safeguarded sites that were simply rolled forward from the Woking Local Plan (land at Brookwood Farm and Moor Lane, Westfield).

Following the Submission Core Strategy consultation, the Council were obliged to carry out an additional public consultation in February 2007, in respect of sites put forward as alternatives to the two safeguarded sites. These included the land at Egley Road, Tegg's Lane, Old Woking, and Randall's Field, Pyrford. Further representations were submitted on behalf of the owner to support the allocation of Egley Road in preference to the alternative sites. Over 200 objections were received in response to the land west of Egley Road, indicating strong local resistance to the promotion of the site for housing, mainly from residents of Mayford Village to the south.

An Exploratory Meeting was held on 15 March 2007 by the Planning Inspector who expressed serious concerns regarding the soundness of the Core Strategy in terms of housing delivery. The Inspector's key observations were that:

- The strategy was contrary to PPS3 – Housing in that it did not provide a 15 year supply of housing land, there was no planned approach to deliver the Borough's housing target, and there was an over-reliance on windfall sites in the urban areas.

- Specific reserve housing sites should not have been identified in the Core Strategy (at Brookwood Farm and Moor Lane, Westfield), which was not the correct forum for the consideration of specific sites, and they had not been subject to a sustainability appraisal. Surrey CC indicated in their representations that the proposed sites did not meet basic accessibility standards.
- An assessment of broad locations for development had not been carried out, with no opportunity provided for alternative sites and locations to be appraised and tested in the preparation of the strategy.
- Lack of an assessment or data to justify the high percentage of need identified for 1 and 2 bedroom dwellings in the Borough.
- Over-reliance of the housing strategy on sites coming forward in Woking Town Centre, causing significant uncertainty in the implementation of the strategy; for instance, the site identified at Woking Station and the long stay car park at Oriental Road.

Following consideration of the Inspector's findings, the Council resolved to withdraw the document, which was confirmed at the Executive Meeting held on 7 June 2007. A formal direction was received from the Secretary of State on 2 July 2007 to withdraw the document. The LDF process has begun again. The revised Local Development Scheme of November 2007, schedules the Core Strategy Issues & Options consultation for October-November 2008, Submission in December '09 and Adoption in December 2010.

Finally, it is confirmed that the site was submitted for consideration as part of Woking Borough's Strategic Housing Land Availability Assessment (SHLAA) in January 2008.

Implications of the South East Plan Proposed Changes, July 2008

The Proposed Changes support the Panel Report's recommendations that policy should identify broad locations where selective Green Belt reviews are required to accommodate regional development needs. Policy SP5 – Green Belts replaces Policy CC10a of the Draft South East Plan March 2006, and supports the review of Green Belt boundaries to the north east of Guilford, to the south of Oxford, around Redhill/Reigate, the former DERA site at Chertsey, and "possibly to the south of Woking."

In line with the Panel Report, the Proposed Changes recommends an increase of 1,000 dwellings or an additional 50 units per annum in Woking Borough, increasing the housing requirement from 4,840 in the Draft South East Plan to 5,840. The Proposed Changes state that:

"Some expansion into the Metropolitan Green Belt may also be required at Woking in order to meet the housing requirement. The scale of boundary review that may be necessary should be tested through the local development document process and guided by Policy SP5 Green Belts but, if more than minor boundary adjustments are required, it should focus on the area to the south of the town."

Conclusion

It is considered that Woking Borough will need to identify broad locations for development to meet their housing requirement, and a southern extension will be the most likely as indicated by the South East Plan Proposed Changes. In sequential and physical terms, the land west of Egleby Road represents the most suitable edge of settlement location for meeting long term housing needs in Woking, forming a natural extension to the southern built development limits of the town. The land presents the opportunity to provide a sustainable mixed community set within a high quality accessible landscape, close to the town centre. A development of approximately 350-400 dwellings could be achieved, with particular potential to meet Woking's need for family housing and accommodation for elderly people. The scheme could incorporate a care home or sheltered housing scheme, supported with associated retail, health and community facilities. The open space incorporated within the site would serve as mitigation for the Thames Basin Heaths SPA and would provide a buffer between the development and Mayford Village to the south.

2.4.18 In considering a representation in relation to our client's land as part of the next review of the Local Plan in 1998, the Local Plan Inspector concluded in paragraph 4.71 of his report of December '98, that: "I find no exceptional planning circumstance that would make the GRB6 sites (Brookwood Farm and Moor Lane) more suitable for housing in this Plan period than the objector's site in the Green Belt." Indeed, in comparison with the two safeguarded sites at Brookwood Farm and Moor Lane, it is considered that the land west of Egley Road makes no greater contribution to the landscape or to the Green Belt than these sites.

2.4.19 Finally, at the strategic planning level, land south of Woking has been considered in the past as an appropriate location for long term development needs. In 2002, this was a firm recommendation by Surrey County Council in the preparation of the spatial strategy for the supply of housing land for the county over the Structure Plan period. While not specifying particular sites or locations for the 2,000 dwelling allocation, the County Council advocated development south of Woking as one of the most appropriate locations to assist in meeting Surrey's strategic housing requirement. Upon further consideration of the emerging spatial strategy, this element was not pursued. In his letter of 18 February 2004 (copy attached), Roger Hargreaves, Head of Planning & Countryside at Surrey County Council, acknowledged our client's frustration that despite being proposed for inclusion as a possible site for housing development both in the preparation of the Local Plan and the Structure Plan, the site was subsequently withdrawn. He adds that in the Borough Council's consideration of the site for potential inclusion within the Local Plan (outlined in paragraph 9 above), he did not know the reason why the Council decided not to put the site forward in 1986.

The Proposal:

2.4.20 The site presents the opportunity to provide a sustainable community set within a high quality accessible landscape, close to the town centre. Development would be focussed in the northern half of the site, with open space and woodland retained as a landscape buffer and physical separation between the development and Mayford Village to the south. A development of approximately 350 dwellings could be achieved, with particular potential to meet Woking's need for affordable family housing and accommodation for elderly people. A significant element of affordable housing would be incorporated into the scheme, of both social rented and shared ownership