

Woking Core Strategy Examination

Written statement of Ace Marcelle Hope Ltd

Hearing 2, Matter 2: Green Belt

Q2 Why is the GB review planned for 2016/17; should this be earlier?

Q4 How will sites within the GB be identified for release for residential development? Before or after the GB Review and the Site Allocations SPD?

In short, Ace Marcelle Hope Ltd considers that the review should take place now to inform early site allocations as part of the current development plan process. There is no technical reason why this should wait to 2016/17.

Green Belt sites provide the main realistic prospect for the delivery of affordable family housing. The current high reliance on the urban area to yield development will deliver more flatted development. This is not well suited to addressing the priority housing needs of the Borough which are specifically identified in the evidence base.

The failure to review the Green Belt now will result in an unnecessary delay to delivering the range and type of housing that is genuinely needed within the Borough. This may well therefore exacerbate the existing affordability problems. Accordingly the proposed phasing of site release from the Green Belt in 2021/22 through CS10 will not be a robust and effective means of delivering an adequate housing supply.

Ace Marcelle Hope Ltd has confirmed that it would welcome approaches from providers including the Council to progress affordable housing led development on its landholding at The Mount, Knaphill. The site is a suitable, self contained location, that could make an early contribution to meeting the housing need identified in the core strategy evidence base.