

Welcome to the regular Update on planning issues. This one is not as long as usual as there have been fewer planning applications.

I hope you're well. Woking seems to have had fewer cases of the virus than many other areas. Let's hope that lasts until a vaccine is available.

In June I mentioned that residents should check their hedges to make certain they weren't obstructing the footpath. Surrey County Council subsequently decided to get in on the act and wrote to a number of residents asking them to trim their hedges or trees; in some cases it wasn't obvious what the problem was. However there has recently been a lot of hedge-cutter activity and no doubt some trees will be pruned once planning permission has been obtained and contractors engaged. Walking in Hook Heath is certainly easier as a result.

### **Site Allocations**

On 31 July 2019 Woking Borough Council (WBC) submitted to the Planning Inspectorate for examination a "Site Allocations Development Planning Document" (SADPD) that identifies land on which development will be needed in the current planning period up to 2027, or subsequently up to 2040. The Inspector held hearings into the proposals at the beginning of December.

In February of this year he wrote to WBC to say that his report could not be completed until an update to the Annual Monitoring Report on the 2012 Core Strategy had been circulated and there had been an opportunity to submit comments. Feedback on the Monitoring Report was published on 11 March and the Council's responses on 29 March.

On 7 August the Inspector wrote to WBC with a list of modifications to the SADPD that would cause material effects to the policies in the plan.

The Council has now published this Schedule of Proposed Main Modifications to the SADPD - alongside an Addendum to the Sustainability Appraisal, an Addendum to the Habitats Regulations Assessment, and a Topic Paper concerning a High Court judgment and Office for National Statistics Projections.

<https://www.woking2027.info/allocations/sadpdexam/mmconsultation>

This gives everyone the opportunity to comment on the changes, and for the comments to be taken into account by the Inspector before he submits his report to the Council. The main modifications are considered necessary in

order to make the Site Allocations DPD sound and/or legally compliant. A schedule of changes to the Proposals Map, which are necessary to capture the spatial implications of the Main Modifications, has also been published for consultation.

As far as Hook Heath is concerned, we were particularly interested in the future of the land adjoining the railway line between Hook Hill Lane and Allen House Park. This will now be retained in the green belt with the Inspector agreeing with our view that there was no case for its removal.

Our other concern was the land adjacent to Hoe Valley school (both north and south) along the Egley Road. This land will be removed from the green belt and allocated for a mixed use development to include residential (including Affordable Housing) and recreational/open space. The target is to build 118 houses.

However, the design, layout and landscaping of the residential development will be required to take into account the desirability of maintaining a sense of visual separation between Mayford and the rest of the urban area: the extent to which this is achieved will be assessed through the development management process.

With the failure of the Football Club scheme to obtain planning permission it will be interesting to see what the proposals are. We should also expect some residents to object to this change as it removes the certainty of the previous proposal which was to retain the land north of the school as a green buffer.

### **Government White Paper on planning**

In August the government published a white paper on changes to the planning system. According to the government, the 'Planning for the future' consultation proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.

You can read the white paper here

<https://www.gov.uk/government/consultations/planning-for-the-future>

or read the 'one-pager' here

<https://www.gov.uk/guidance/planning-for-the-future-explained>

The Neighbourhood Forum has responded to the consultation arguing against the reduced role for neighbourhood forums. The advice seems to be that if you want to object then it's best to limit objections to a small number of areas, with a focus on those which are poorly defined.

### **Community Infrastructure Levy (CIL) Projects**

Later this month we are meeting the Council Engineer to agree a final scope and cost estimate for the first group of projects. The next Joint Committee meeting is in November which is when we hope to submit the estimate for approval.

### **Redesignation of Hook Heath Neighbourhood Forum**

On 30 July the Council voted to redesignate the Neighbourhood Forum, restoring our status.

### **Hook Heath Community Facebook page**

Since the last Update, membership has risen from 288 members to 351 members. If you're already a Facebook member then you can search for 'Hook Heath Residents' and apply to join - or go to:

<https://www.facebook.com/groups/HookHeath/>

335 residents are members of Nextdoor. Different from Facebook in that it gives you access to neighbouring parts of Woking as well; perhaps worth a look.

[https://nextdoor.co.uk/neighborhood\\_feed/](https://nextdoor.co.uk/neighborhood_feed/)

### **Local Planning Applications in the Hook Heath Neighbourhood Area**

Four applications reported in the last Update have been approved by the Council.

#### **PLAN/2020/0159**

Outline planning application for the demolition of the existing bungalow and the erection of 2x two-storey three bedroom dwellings with double garages using existing accesses from Cedar Road with the access arrangements to be determined at the outline stage at Red Lodge, Cedar Road.

**PLAN/2020/0162**

Erection of a greenhouse at Woodbank, Holly Bank Road.

**PLAN/2020/0391**

Erection of an attached garage at 4, Orchard Mains.

**PLAN/2020/0419**

Erection of single storey rear extension at Alameda, 19 Ridge Close.

One planning application listed in the last Update is still undecided.

**PLAN/2020/0062**

Erection of a single storey extension and conversion of existing garage. Install two front dormers at 1, Hurst Close.

Modified plans were submitted in August.

Two planning applications have been submitted and approved since the last update.

**PLAN/2020/0539**

Section 73 application to modify the design of the two storey detached house to be built on land adjacent to South Hurstgate, Hook Heath Road.

Progress has been slow but the foundations have been laid.

**PLAN/2020/0550**

Erection of a single storey side and rear extension with skylight lantern at Well Cottage, Hook Heath Road.

There are four new planning applications which are currently undecided.

**PLAN/2020/0364**

Section 73 application to change the design of the new houses at what was Ridge End, Hook Hill Lane.

This application has attracted twelve objections from residents complaining about the positions of the extra windows and doors.

**PLAN/2020/0682**

Erection of a detached outbuilding to be used as a garden room at Little Dene, Mount Road.

**PLAN/2020/0689**

Erection of a rear veranda at 3 Rafdene Copse, Hook Heath Avenue.

**PLAN/2020/0729**

Erection of an oak detached garage at Hill House, Hook Heath Road.

Certificate of Proposed Lawful Development

**PLAN/2020/0426**

Certificate of Proposed Lawful Development for the renewal of the existing roof coverings at Holywell, Hook Heath Road was approved.

**Hook Heath Residents' Association Committee**

Can I remind you once again that the HHRA Committee has vacancies for anyone interested in helping us. If you would like to find out more then please get in touch with any member of the Committee. The current members are happy to carry on for the time being but we're all getting older!

**Neighbourhood Forum Annual General Meeting**

**Hook Heath Residents' Association Annual General Meeting**

We would normally hold our AGMs together in October at the Golf Club. We can't predict what the Government's rules about social distancing will be between now and the end of the year, but it is currently impossible to hold a physical meeting while complying with the Government's guidelines. We have therefore decided to postpone the meetings indefinitely - until they can be held safely and legally; in practice that will almost certainly mean that this year's meetings are cancelled.

If there are any issues that you would have wished to raise at the AGM please send an email to the secretary and we will respond accordingly.

Many thanks for your interest and support.  
Sincerely,

Mike Cooke, Chairman

On behalf of the Hook Heath Neighbourhood Forum Management  
Committee