

Welcome to your regular Update on planning issues.

Site Allocations

The big issue at the moment is the publication by Woking Borough Council of the Site Allocations Development Plan Document (SADPD) which identifies urban and Green Belt locations for meeting future housing needs. This is the final consultation; all comments must be submitted before the consultation closes on Monday 17 December. Full details are available on the Woking Borough Council website:

<https://www.woking.gov.uk/news?item=00005BE0783E.A20DBC27.00007589.0009>

which then links through for the details to:

<http://www.woking2027.info/allocations>

Compared with the last consultation the Council has protected the land north of Saunders Lane from development; however, for residents of Hook Heath there are still two issues:

1. The land north of Hook Hill Lane adjoining the railway line, now called GB9 in the Document following a renumbering, was proposed for removal from the Green Belt in the original consultants' report because it would have become an isolated pocket of Green Belt land as a consequence of safeguarding the two Saunders Lane sites for building post 2027. GB9 was to be safeguarded for green infrastructure post 2027 and the proposal is still to safeguard it for green infrastructure. However the document contains no explanation of why or what the site might be used for.

2. More of an issue, tucked away on page 275 of the document in an annex that repeats the 2015 SADPD reasoning for removing GB9 from the Green Belt is a throwaway statement that the site to the north of GB9 will become urban land on adoption of the SADPD without any explanation or reasoning. The site was designated 20g in the Consultants' Report and has not been mentioned since. It is unacceptable to remove land from the Green Belt without good reason and it is not clear why Woking Council would seek to achieve this by only mentioning it in an annex.

Together with the Residents' Association we would encourage residents to read those sections which affect them and write in to Woking Council with comments. More information is to be found in the associated document, 'The Woking Green Belt Review', circulated with this Update.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. The CIL was adopted by Woking Council on 23 October 2014 and came into effect from 1 April 2015. In Hook Heath the levy is charged at £125 per sq metre of gross internal floor space. Developments under 100 sq m are exempt.

The Government has said that local authorities will have to earmark 25% of the CIL money raised from development within a neighbourhood plan area for the benefit of the local community. It will be for the local community to decide how that money will be spent subject to guidance in the Localism Act. In Woking where there is no Parish or Town Council, the Council will agree with the local community how the money will be spent. The Council will set out an approach to working with communities in attributing CIL income within their neighbourhoods in accordance with the latest Government advice.

In order to reduce liability to CIL, many developments in Hook Heath have taken advantage of a self-build exemption. If the necessary qualification requirements are met and the application process completed within required timescales, the exemption will apply to anybody who is building or extending their own home or has commissioned a home from a contractor, house builder or sub-contractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of three years after the work is completed. Woking Council has given assurances that they will pick up on exemption defaults; and we hope that conveyancers will be alert to revocation of exemption if the three-year rule is breached.

We gathered the following ideas for spending CIL in the process of writing the Neighbourhood Plan.

What	Responsibility
Improve road markings	Surrey County Council Highways Dept.
Address damaged and inappropriate signage	Surrey County Council Highways Dept.
Change Sat-Nav directions	Sat-Nav map providers
Control speeding and improve pedestrian safety	Surrey County Council Highways Dept.
Update/improve the footpath and cycle-way network and clarify rights of way	Woking Borough Council / Surrey County Council
Improve amenity value of specific areas in the HHNA by ensuring regular maintenance	Woking Borough Council / Surrey County Council
Address problems with drainage and flooding	Surrey County Council Highways Dept.
Create viewing point over North Downs	Woking Borough Council

Fairly soon we will see some money from CIL charges (first batch of developments look like they will deliver nearly £20,000 to the Hook Heath area) and we would like residents to let us know their views as to what it should be spent on. One

addition to the list is to change yellow street lighting for white but it looks as if Surrey County Council will do this anyway.

Local Planning Applications in the Neighbourhood Area

Woodbank

This is now moving quickly. The Methodist Homes Association sold the plot to a new company called Birchgrove. Their first action seems to have been to paint the fence replacing the bright purple with a dull green, much improving the appearance of the area. Birchgrove plan to stick largely to the design currently approved to build 51 flats for the elderly, but the flats will not be for sale but to let on leases. The flats will still be fully equipped with all the facilities to prepare meals, but there will no longer be a full restaurant service available. In its place will be a chef on site to cook meals to order either for consumption in a small dining area or for delivery to the room. There will be various care packages available to provide cleaners, and laundry services or any other services like shopping that one may need. There is no fixed age requirement, but the services are aimed at people in their 80s. Work is due to start before the end of November.

From a planning perspective the company has submitted a proposal (PLAN/2018/1141) incorporating minor changes including landscaping and adding small balconies to a number of rooms.

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

PLAN/2018/0252

Demolition of existing 3 bedroom dwelling and the erection of a replacement 6 bedroom dwelling at Pinewood, Mount Road.

PLAN/2018/0312

Extension to driveway and change of surface, car port, entry gates, low level boundary fence, and removal of four leylandii trees at Twigwitch, Hook Heath Road.

PLAN/2018/0475

Variation of Conditions 3, 4, 5, 11, 15, 17 and 19 and informative 01 of Planning Permission ref: PLAN/2013/1284 dated 30.10.2014 to allow alterations to the approved road and parking configuration at Gorse Hill, Hook Heath Road.

PLAN/2018/0485

Erection of a detached garage, a first floor extension over the existing garage, and conversion of the garage into habitable accommodation at Little Shamba, Mile Path.

PLAN/2018/0496

Single storey front and side extensions and conversion of the existing garage, and new windows on the rear elevation at 2, Orchard Mains.

PLAN/2018/0506

Revised front entrance porch with new roof. Extension to first floor rear garage. Single storey ground floor rear extension. New roof dormer. Insertion and replacement of existing windows at Cedarwood, Hook Heath Road.

PLAN/2018/0622

Single storey rear extension at Timbers, Hook Heath Avenue.

PLAN/2018/0657

Demolition of existing 4 bedroom dwelling and the erection of a 5 bedroom dwelling at Pippins, 4 Mount Close.

PLAN/2018/0717

New entrance and gates at High Trees House, Golf Club Road.

PLAN/2018/0733

Single storey side extension and front porch. Replace existing flat roof dormer with pitched roof, removal of chimney and replacing single storey existing flat roof with pitched roof. Fenestration alterations; at Gale How, Pine Road.

One planning application has been submitted and withdrawn since the last update.

PLAN/2018/1040

Proposed ground floor rear extension. Addition of rear dormer roof extension, insertion of roof windows and flue for wood burning stove. Insertion of windows at first floor. Construction of a brick boundary wall. Installation of air conditioning condensers behind garage; at Sedgwick Lodge, Pond Road.

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

PLAN/2018/0714

First floor extension above garage at 4 Fernhill Close.

In addition to Woodbank there are ten new planning applications which are currently undecided.

PLAN/2018/0798

Erection of a two storey, three bedroom detached building on land south of Little Ponds, Mount Road and associated vehicular access, parking and landscaping.

We wrote to object on the grounds that the plot sizes did not comply with the policies in the Neighbourhood Plan.

PLAN/2018/0801

Erection of a two storey detached house following demolition of existing garage on land at South Hurstgate, Hook Heath Road.

We wrote to object on the grounds that the plot size would be too small and that the ratio of house footprint to plot size too large.

PLAN/2018/0829

Erection of a detached garage at South Hurstgate, Hook Heath Road.

PLAN/2018/0855

Proposed two storey front extension and removal of two existing front dormers at Pembroke Lodge, Holly Bank Road.

PLAN/2018/0907

Erection of 2x two storey detached dwellings (1x5 and 1x6 bed). Closure of existing access to Bernisdale and retention of both existing dwellings, Bernisdale and Oakwood, Hook Heath Road

It appears that there is probably space for two new detached dwellings behind Bernisdale and Oakwood. However the new properties proposed have a very large footprint and are higher than other buildings in the vicinity.

PLAN/2018/0916

Proposed two storey side extension, rear infill extension and rear canopy with amendments to existing fenestration at Vanya Villa (previously Wyngate) Mile Path.

PLAN/2018/0952

Erection of 2x detached two storey dwellings (1x four bed & 1x three bed) following demolition of existing dwelling and garage, and erection of replacement detached garage to frontage at Ridge End, Hook Hill Lane.

There have been several objections to this proposal based on a range of issues.

PLAN/2018/0959

New gates to access private drive at High Gardens.

PLAN/2018/1003

Erection of a part two storey, part single storey side extension including side conservatory. Erection of a front porch and new detached double garage to frontage following demolition of the existing at Rolvenden, Hook Heath Road.

PLAN/2018/1056

Erection of a detached outbuilding following the demolition of existing garage at Hurstgate Cottage, Hook Heath Road.

Certificates of Proposed Lawful Development

Two applications for a Certificate of Lawful Development have been submitted.

PLAN/2018/0913

Certificate of Proposed Lawful Development for works to a Listed Building at Fishers Hill, Hook Heath Road.

This has been approved.

PLAN/2018/1089

Certificate of proposed lawful development for a single storey rear extension at Merrywood, Hook Heath Avenue.

This is undecided.

The HHNF now receives details of Tree applications from WBC and plan to keep an eye on them to check that replacement trees have been planted.

Many thanks for your interest and support.

Sincerely,

Mike Cooke, Chairman

On behalf of the Hook Heath Neighbourhood Forum Management Committee