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Planning Policy
Woking Borough Council
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16 January 2017

Dear Sir/Madam,

**Woking Site Allocations DPD
Consultation on land east of Martyrs Lane, Woking**

Thank you for seeking Surrey Heath Borough Council's views in respect of the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with a single site on land east of Martyrs Lane to meet future development needs.

The proposed safeguarded site at Martyrs Lane lies within the Green Belt close to the Surrey Heath boundary and adjacent to the A320 – a cross boundary strategic road corridor which is of importance for residents and businesses in the eastern part of Surrey Heath. Accordingly, Surrey Heath wish to comment on the proposals as follows:

Changes to direction of urban growth

It is noted that Woking are considering altering the direction of future urban growth in the borough post 2027. In 2015 the draft Site Allocations proposed to accommodate growth through a series of Green Belt releases to the south of the Woking urban area. This was proposed and supported by the evidence base of that time. Martyrs Lane represents an entirely different strategy, with the Council looking to accommodate urban growth to the north of Woking.

The consultation document does not set out in detail why this significant change of approach is being proposed, or point to the evidence base to support and justify it. Given the proximity of the site to Surrey Heath, and apparent lack of supporting evidence base to justify it, there is concern that this change of policy direction could have an adverse impact on residents and business' in Surrey Heath.

Transport impacts

Martyrs Lane lies adjacent to the A320 – a strategic cross boundary road corridor that serves Woking, Runnymede and Surrey Heath at this point. The road is an important route providing access to key service centres such as Woking and Staines and to the M25. Congestion on the A320 has already been previously identified as an issue for the wider area.

Given the importance of this route, and the scale of the proposals, Surrey Heath considers that there is a need to address in detail both local and strategic transport impacts of the potential urban extension before determining that this is an appropriate site to bring forward.

Surrey Heath would welcome the opportunity, under Duty to Co-operate, to have further discussions with Woking in respect of the strategic implications of the Martyrs Lane proposals in terms of the direction of future urban growth and Green Belt and transport impacts. This will help facilitate sound and effective plan making for both authorities.

Yours sincerely

Planning Policy
Surrey Heath Borough Council