

Welcome to the latest Neighbourhood Forum Update.

Woking Local Plan scoping consultation

I want to remind you that the scoping consultation for the new Local Plan closes on Sunday 16th August. When I last looked 346 people had submitted comments which I guess is about 1% of the adult population of Woking. You need to have your say even if it is only to remind WBC of the importance of preserving the green belt and the arcadian nature of Hook Heath. If you don't make your views known no-one will be able to take any notice of them. Reply to the survey here: (it takes 10-15 minutes depending on how much you want to write)

<https://wokingsays.woking.gov.uk/en-GB/projects/regulation-20-consultation>

Your community needs you!

Specifically, the committee of the Hook Heath Residents' Association is seeking new members to ensure that the work of the HHRA in protecting and improving our neighbourhood continues long into the future.

Established almost half a century ago, the HHRA has represented local residents, strengthened our community and provided a strong and united voice. Importantly, it has campaigned successfully to protect our green belt from inappropriate development.

Much of our past success stems from the work and efforts of successive committee members who have generously given their time over many years.

However, we now face an urgent need for new volunteers to come forward to ensure that the Association continues its valuable work since several long serving committee members intend to stand down.

Joining the HHRA committee is an opportunity to help shape the future of Hook Heath and ensure that our community continues to have an effective voice on local issues. No special qualifications or previous experience are required – simply a willingness to help and with a little time to spare. Your ideas and enthusiasm would be warmly welcomed.

If we are unable to attract new members to the committee, the future of the HHRA may be in serious doubt. The Association might then have no option but to wind up its affairs at the end of March 2027 with any remaining funds being distributed to charity in accordance with the Association's constitution.

If you care about the future of Hook Heath and would like to find out more about the committee, please contact our secretary, Heather Mustard (pointerslodge@aol.com) or chairman, Mike Cooke (mike_h_cooke@btinternet.com).

Changes to Planning Policy – National Planning Policy Framework (NPPF)

The new NPPF is expected to be published over the summer. The only thing I will add to the last Update is that the government intends to introduce a new National Scheme of Delegation, which will mean amongst other things that local authority planning committees in England will only consider the most significant planning applications.

Hot weather and bonfires

Please avoid lighting bonfires during this hot, dry spell of weather. Not only do they increase the risk of fire to our homes and gardens, but they also cause smoke nuisance for our neighbours.

Local Planning Applications adjoining the Hook Heath Neighbourhood Area

PLAN/2025/0831 Outline planning application (all matters reserved except access) for erection of up to 162 dwellings (including 50% affordable housing) together with associated access, parking, pedestrian and cycle routes, green infrastructure (including public open space, play space and landscaping) and drainage on Land North East of Saunders Lane.

PLAN/2025/0832 Outline planning application (all matters reserved except access) for erection of up to 147 dwellings (including 50% affordable housing) together with associated access, parking, pedestrian and cycle routes, green infrastructure (including public open space, play space and landscaping) and drainage on Land North West of Saunders Lane.

The new aspect with these is that apparently the applicant does not intend to build out the proposals but plans to sell the land with planning permission. It is thought that the planning committee intends to debate the proposals in September.

Local Planning Applications in the Hook Heath Neighbourhood Area

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

PLAN/2025/0917 Demolition of existing single storey structure and erection of new two-storey hotel accommodation building (Use Class C1), with associated hard and soft landscaping at Gorse Hill, Hook Heath Road.

PLAN/2026/0255 Variation of conditions 2 (Approved Plans) and removal of condition 5 (No additional floors including mezzanine floors) of planning permission PLAN/2026/0053 dated 19.03.2026 (Erection of a detached garage) for works including the widening of the walls of the detached garage to the edge of the approved perimeter brick plinth, the addition of 3 no rooflights (to the roof of the garage), the insertion of 1 no additional window (to the south-eastern elevation) and for the provision of an internal mezzanine floor to facilitate the creation of a first floor storage area within the detached garage as permitted at Cumballa, Holly Bank Road.

PLAN/2026/0288 Erection of a single storey side and rear extension, following the demolition of the existing conservatory and existing shed/store. Removal of door to internal store and replacement of existing garage door at Hedge Cottage, Saunders Lane.

One new planning application has been withdrawn.

PLAN/2026/0350 Erection of new detached dwelling with associated parking, landscaping, cycle and bin stores following demolition of existing garage and subdivision of existing plot at West Hurstgate, Hook Heath Road.

One new planning application has been refused.

PLAN/2026/0401 Part hip-to-gable extension and rear dormer to facilitate the conversion of the loft space to habitable accommodation. Formation of a first-floor terrace with balustrade over the existing flat roof at Merrywood, Hook Heath Avenue.

There is one previously reported planning application which is currently undecided.

PLAN/2025/0805 Construction of 2 x detached 2 storey dwellings with attached double garages and associated landscaping following the demolition of the existing detached 2 storey dwelling and detached garage at Tamarisk, Golf Club Road.

It seems likely that the proposal will be approved subject to an s106 agreement.

There are five new planning applications which are currently undecided.

PLAN/2026/0353 Erection of a detached front garage at Fishers Oak, Saunders Lane.

PLAN/2026/0388 Erection of a part two storey, part first floor side extension and part two storey, part single storey rear extension, new front porch, alterations to internal and side access steps at Little Oaks, Hook Hill Lane.

PLAN/2026/0446 Erection of a two-storey side extension and conversion of garage into habitable room at Oak Trees, Comeragh Close.

PLAN/2026/0482 Proposed alteration of external materials to add render to existing brick walls at Fornells, Pond Road.

PLAN/2026/0554 Erection of a single storey rear extension at 1, Penwood End.

Certificate of Proposed Lawful Development (rejected)

PLAN/2026/0346 Certificate of Proposed Lawful Development for a single storey rear extension at Well Cottage, Hook Heath Road.

Many thanks for your interest and support

Sincerely,

Mike Cooke, Chairman

On behalf of the Hook Heath Neighbourhood Forum Management Committee