

I'm currently writing for the annual HHRA Newsletter so the introduction to this Update will be relatively brief.

Neighbourhood Forum redesignation

I am pleased to say that the redesignation of the Forum went off without a problem. Twenty-two people responded to the Council survey but only one of these was against the Forum. I couldn't work out why anyone would be opposed to the Forum; I can understand someone being opposed to the Neighbourhood Plan but that wasn't the question – and without a Forum the Plan can't be changed.

Hoe Valley and Pyrford Forums were also redesignated at the same Council meeting in December. Brookwood are considering redesignation as the first step in creating their Neighbourhood Plan.

Footpath FP 104

CIL Funds available to the Forum were used to pay for resurfacing that part of Mile Path between Pond Road and the Golf Course.



Local Government reorganisation

There seems to be some sort of push to create Parish Councils to fill the gap between the new unitary authorities (not just in West Surrey) and residents. While Pyrford Neighbourhood Forum wish to become a Parish Council, (and members will then need to be elected) the Hook Heath Neighbourhood Forum management committee doesn't.

Changes to Planning Policy

With a new National Planning Policy Framework (NPPF) issued at the end of 2024 I had hoped that there would be a period of stability. No such luck. Just before Christmas the Government issued another new draft NPPF for consultation. This time it's a complete rewrite. Whatever happens, I expect that Councils will end up with less control over planning applications.

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.

These are outline applications to establish the principle of development on this land before detailed design is done.

There are also:

PLAN/2025/0865 Screening Opinion for the 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, and

PLAN/2025/0866 Screening Opinion for the 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.

Here the applicant is asking for a ruling whether Environmental Impact Assessments are needed for the two developments.

The issues are becoming complicated as there is an application for a development of 74 dwellings south of Hoe Valley School and more recently another one for a development of up to 650 dwellings on Sutton Green golf course. Given that the road network and local services are issues, these obviously interact with one another. You would think that the proposal to build south of the school would be easier to justify as it is smaller and no longer green belt land, and the houses would be closer to bus stops, but nothing is certain.

Local Planning Applications in the Hook Heath Neighbourhood Area

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

PLAN/2025/0423 Erection of a detached garage at Woodlands, St Catherines.

PLAN/2025/0729 Section 73 application for variation of condition 02 (approved plans) of planning permission ref: PLAN/2025/0214 dated 21.05.2025 (Erection of a single storey side (north-east elevation) extension, fenestration alterations and porch canopy.) to include matching render to existing south, west and east elevations, flint panels, clear mullion glazing and glazed canopy to north elevation, window amendment to south elevation and reduction in rooflights to extension at Home Green, Golf Club Road.

PLAN/2025/0757 Installation of replacement windows at Well Cottage, Hook Heath Road.

PLAN/2025/0789 Variation of conditions 2 (Approved Plans) and 6 (foundation design) of planning permission PLAN/2024/0868 dated 13/02/2025 (Erection of a detached garage and rear outbuilding) to reduce the size of the outbuilding and provide details of the proposed foundation design of the outbuilding in line with the broad principles of the Arboricultural Information provided by SouthOaks Arboricultural Consultancy received on 30 January 2025 (Revision 2) at Vermont, Holly Bank Road.

Four new planning applications have been approved.

PLAN/2025/0508 Erection of a dual-pitched garden room at Augusta, Golf Club Road.

PLAN/2025/0744 Erection of a two-storey side extension and a single-storey rear extension. Construction of front boundary wall. Construction of raised patio to rear garden (amended description) at Maristow, 24 Ridge Close.

PLAN/2025/0871 Erection of a two-storey rear extension at Hurstgate Cottage, Hook Heath Road.

PLAN/2025/0874 Erection of a single storey rear extension at Rough Lea, Hook Heath Road.

There are five new planning applications which are 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.

The proposal is identical to the scheme consented in 2019 which was assessed against the same version of the Woking Core Strategy (2012) and the Development Management Policies DPD (2016). However, the rules about treatment of surface water flooding have changed.

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/2025/0941 Erection of a proposed two-storey front extension and single storey side extension with additional room in the roof space incorporating front and rear dormer windows. Proposed infill pitched roof with front and rear dormer windows to create additional accommodation following demolition of existing rear conservatory at Fawdon, Cedar Road.

PLAN/2026/0036 Erection of a first-floor side extension and front porch canopy at Oakwood, Mile Path.

PLAN/2026/0053 Erection of a detached garage at Cumballa, Holly Bank Road.

Certificate of Proposed Lawful Development

PLAN/2025/0818 Certificate of Proposed Lawful Development for addition of turret to outbuilding at Keighley Lodge, Pond Road (approved).

Many thanks for your interest and support

Sincerely,

Mike Cooke, Chairman
On behalf of the Hook Heath Neighbourhood Forum Management Committee