

# Site Allocations Development Plan Document (DPD)

## Regulation 18 consultation questionnaire

18 June 2015 – 31 July 2015



### How to respond to this Consultation

The Site Allocations DPD public consultation documents are available on the Woking2027 website (see [www.woking2027.info](http://www.woking2027.info)), local libraries and the Council's Civic Offices.

You can use this form to let us have your comments on the draft Site Allocations DPD. Additional copies of this questionnaire can also be downloaded from the website.

Alternatively, the Woking2027 website features an online version of this questionnaire and an interactive map of the proposed development sites, through which you can let us know your views.

The public consultation is open to **5pm on Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

Data Protection: Please be aware that representations received by the Council will be made publicly available. If you have any questions about completing this form please contact the Planning Policy team by email [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or on **01483 743871**.

### Your details

**Please provide your contact details below.** We are unable to accept anonymous or confidential responses.

Title: Mr / Mrs / Miss / Ms / Other (please specify) \_\_\_\_\_ Mr \_\_\_\_\_  
First name \_\_\_\_\_ Herbert C. \_\_\_\_\_  
Surname \_\_\_\_\_ Abela \_\_\_\_\_  
Position (if applicable) \_\_\_\_\_  
Organisation (if applicable) \_\_\_\_\_  
House name and/or number \_\_\_\_\_ 65 \_\_\_\_\_  
Street \_\_\_\_\_ Hamilton Avenue \_\_\_\_\_  
Locality \_\_\_\_\_ Pyrford \_\_\_\_\_  
Town \_\_\_\_\_ Woking \_\_\_\_\_  
County \_\_\_\_\_ Surrey \_\_\_\_\_  
Post code \_\_\_\_\_ GU22 8RU \_\_\_\_\_  
Email address \_\_\_\_\_ [REDACTED] \_\_\_\_\_  
Telephone \_\_\_\_\_ [REDACTED] \_\_\_\_\_

**Please select your status or that of any party you are representing:**

- |   |  |
|---|--|
| <input checked="" type="radio"/> Resident of Woking Borough                   | <input type="radio"/> <del>Owner of land in Woking Borough</del> |
| <input type="radio"/> <del>Someone who works in Woking Borough</del>          | <input type="radio"/> <del>Planning / land agent</del>           |
| <input type="radio"/> <del>Someone who visits Woking Borough</del>            | <input type="radio"/> <del>Developer</del>                       |
| <input type="radio"/> <del>Someone representing a group or organisation</del> | <input type="radio"/> <del>Other (please specify)</del>          |
- 

If you are an agent representing another party, please state who:

---

---

---

**Please note that everyone responding to this consultation will be notified of future Woking Borough planning policy consultations. If you would prefer not to be contacted in the future, please tick**

**Woking Citizens' Panel**

Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people.

**Would you like to join the Woking Citizens' Panel?**

- Yes    No    I am already a member

**Please provide your comments using the questions on the following two pages and return the whole questionnaire – including any additional comments pages – by 5pm, Friday 31 July 2015:**

- By email to: [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)
- By post to: **Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL**

Please note that responses will not be individually acknowledged.

**Thank you for taking the time to respond.**

## Your views

Please complete a separate copy of pages 3 and 4 of this questionnaire for each individual site or section that you wish to comment on.

**Which consultation document does your comment concern?** Please tick one option only:

- Site Allocations DPD       Sustainability Appraisal Report       Habitat Regulations Assessment  
or  General comment (not specific to any one of the consultation documents)       Suggest a new site

**Which site or section of the document does your comment concern? (if applicable)**

Please state all that apply:

Site reference: (please select and note number) UA / GB 12 and GB 13 \_\_\_\_\_

Section titles: Draft Site Allocations DBD Section B; GB12 and GB 13

Page numbers 315 - 324  
\_\_\_\_\_

Paragraph number - \_\_\_\_\_

**Are you?**  Supporting       Objecting       A combination of these       Neutral

### Your comments

#### Representations on Pyrford Area

- **Site Allocations – GB12 and GB 13**

**GB 12 – Land rear of 79 – 95 Lovelace drive, Teggs lane, Pyrford**

**GB 13 – Land east of Upshot Lane and south of Aviary Road, Pyrford**

The earmarking of the two Pyrford fields, either side of Upshot Lane, for 423 new houses is a cause of concern. Both fields are within the Green Belt and need to remain so.

#### Green Belt

Government stated purposes of the Green Belt are well known and include checking the unrestricted sprawl of large built up areas, to prevent neighboring towns merging and to assist in safeguarding the country side from encroachment. The character of our neighborhood stands to be threatened and once Green Belts start to be discarded through a 'salami- slicing' approach the dreaded sprawl of urbanization will become a reality maybe not right now but in the future.

One of the fields (GB 13) was not recommended as appropriate for use for housing by the Councils' own planning consultants, PBA, in the Green Belt Review published late in 2014. One wonders what has changed – is it the ease of having single ownership which makes it attractive?

I would hate to see the character of Pyrford eroded – I came to live in Pyrford for what it is, this being my 23<sup>rd</sup> house after a life in HM Forces. It is felt that not enough has been done to find or take up alternative solutions. Disregarding the principles of the Green Belt will have a detrimental impact on quality of life for us and for our successors.

### Traffic, safety and pollution

It is not only the housing that will adversely impact on the character of the place but the increase in the volume of traffic.

Pyrford is already congested during the day around the central village area. The building of houses would increase traffic around the new sites and make the existing B367 and Upshot Lane priority junction, which is already busy with traffic and an accident cluster, worse. Remedial action would require widening of roads, introduction of pavements and chopping down of trees and bushes. It would also attract more traffic from the south (noting Guildford Borough Council 2,100 houses at Wisley Airfield). This will all lead to congestion, pollution and safety hazards.

### Supporting Infrastructure

There is pressure on school places both in Pyrford and nearby West Byfleet and this will add to it. While the Pyrford Primary School re-built will slightly increase capacity to meet current demand the 433 new houses will throw up a massive need for school places. Nursery and Pre School facilities are at capacity at present. The traffic flow at school times will also add considerably to road congestion.

At the other end Elderly Care Facilities will be needed.

### Conclusion

The size of the development will change Pyrford for the worse and is unacceptable.

**Proposed modifications** – please explain what changes you consider should be made, if any (for example, changes to the text, a site boundary, etc.)

The Pyrford proposals for building on GB 12 and Gb 13 should be cancelled or scaled down to the extent as to preserve the character of the place.

These comments are page 5 of 5 pages.

### **More comments?**

If you would like to make additional comments about other proposed sites or sections of any of the consultation documents, please complete further copies of pages 3 and 4 of this questionnaire. Please ensure that these are firmly attached with the main questionnaire - including pages 1 and 2 providing your details - and return this by email or post to the Council (contact details on page 2).