

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), 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 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)

_____ Mrs _____

First name

_____ Sylvie _____

Surname

_____ About _____

Position (if applicable)

_____ N/A _____

Organisation (if

applicable) _____ N/A _____

House name and/or

number _____ 201 _____

Street

_____ Albert drive _____

Locality

_____ Sheerwater _____

Town

_____ Woking _____

County _____ Surrey _____

Post code _____ GU21 5RD _____

Email address _____

Telephone _____



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

- Resident of Woking Borough
- Someone who works in Woking Borough
- Someone who visits Woking Borough
- Someone representing a group or organisation

- Owner of land in Woking Borough
- Planning / land agent
- Developer
- Other (please specify)

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
- 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
_____ UB32 _____

Section title _____

Page number _____ From 752 _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

1. Provision of sufficient housing.....

It is anticipated that the site would yield 250 dwelling.....

Are we talking about 250 NEW houses, on top of what there is currently in Sheerwater?

Providing family affordable homes (2 + bedrooms): At affordable price? **Does it mean that I will be able to sell my current 3 bedrooms and afford to buy a 2 bedrooms house and have some 'change'?**

What about the single people living on Sheerwater? Will WBC provide for them? Uncertainty doesn't help the live of this community group. What will be the criteria for the sheltered homes and will the current residents be able to afford these?

If **greenfield** has been used in the past for 15 homes, what to stop the WBC project to do this again and leave the current homes well alone. This would be a much more sustainable way forward. WBC would save the current green space along to the canal.

'Any loss of open space should be justified' meaning that this will happen in any case...

2. Facilitate the improved health & wellbeing.....

Decent homes are already available on Sheerwater.

Has someone at WBC asked any of the residents if they wanted any more 'walking' & cycling area and recreation & sporting facilities. Total waste of money. It would be better to improve the leisure centre in Woking and make the access cheaper to Woking residents than building another centre which will COS to run.

Re-housing implies 'breaking' the current community. This also implies anxiety which is not conducive to wellbeing.

3. Reduce vulnerability to flooding.....

No development has been permitted in the floodplain against the advice of the environmental agency. Why is it even mentioned in this document to be reduced!

4. Reduce poverty, crime and social exclusion

Who says that the residents of Sheerwater are poor? From reading specific stats, deprivation does not add up. This is the same as the CRIME REDUCTION and the latest stats.

5. To improve accessibility to all services and facilities

We have all services and facilities and these are accessible currently.

Why demolishing a perfectly good Doctor surgery, community facilities etc... These were only built during last decade. What a waste of money!

6. Make the best use of previously developed land and existing buildings

Improve the overall quality of public spaces and encourage the re-use of existing buildings where possible...

This is good but what does this mean?

7. Minimise air, light and noise pollution

Albert drive has only two exits. With demolitions and constructions, traffic of lorries in and out how is WBC going to minimise air and noise pollution in Sheerwater during the next 12 years. This is impossible and no matter what this document is saying, the Sheerwater residents will suffer.

8. Pass

9. Conserve and enhance biodiversity

No negative impact on the Basingstoke canal but there will be an automatic impact on the natural habitats and species. There is no guarantee there at all.

10.

11.

12

13. Reduce waste

What are the plans of how to 'make' Sheerwater residents using compost facilities?

14. Maintain & improve water quality

With the increase dwellings in Sheerwater, how will this be developed to provide efficient wastewater and sewerage? Possible contamination if infrastructure is not suitable.

15. Reduce the need to travel.....

WBC will not reduce the number of cars in Sheerwater. Residents will still commute to other shopping area retail facilities etc...With the offices down in Albert drive, these will always attract cars.

If there is that Leisure centre in the middle of Sheerwater, this is very likely going to increase traffic...

16. Maintain high and stable levels of employment.....

This is not a positive argument that can be used. Residents will still commute outside the area for jobs. Asda, current shopping facilities, doctor surgery etc... and schools will offer the same amount of jobs as currently.

17. Provide a range of commercial development opportunity.....

Like what? Already the local shops are threatened of closure due to the opening of Asda!

This will not provide extra employment.

Looking at the Summary of optimising /mitigating measures, any one reading these would think that this project is well worth considering but there are too many unexplained, 'pie in the sky' ideas, waste of good rate payers 'money in demolishing good homes, and other facilities.

Why building a Leisure centre in Sheerwater?

This surely will increase traffic etc... There is no infrastructure about management of traffic. Albert drive has only got two exits and is between a canal and railway.

This is ludicrous to think that Sheerwater would be improved in health, wellbeing etc...when more dwellings and leisure facilities etc.. this would only increase traffic, air & noise pollution etc...

There are lots of contradictions in this document.

On Thursday 16th July, I went to a meeting which was to inform all Sheerwater residents about the WBC Site Allocation DPD plan (UA32) .

The flyer to invite the locals did bring a lot interest as it was titled: 'Sheerwater needs you ! All homes on Sheerwater are at risk- The red line will move'.

Issues raised which are of concerns:

- Review of the capacity of brownfield (urban) sites available, looking to change Sheerwater from Greenfield to brownfield as it would be easier to push planning through.
- Make entire **estate vulnerable** and subject to NO planning application
- A few residents on border of, or outside of red zone have contacted WBC and been told by various sources that the red zone will move. One resident advised by RM that her home is safe for 7 years....
- Planning office alludes to fact that "all Sheerwater" will eventually be redeveloped

Obviously it is very worrying for all, and **once again** the goal post seems to have moved on the quiet.

It is concerning that WBC officers withdrew the plans last year to rebuild all along Albert drive and the railway line. But it seems that it is a tactic to keep the most residents quiet for the first phase. .

For Home owners it is a nightmare as our homes are the only real investment for our old days and knowing

that the council try to undervalue if becoming a compulsory purchase.

Residents cannot see any of the regeneration benefits if their home and livelihood are threatened.

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

Simply, improve the communication and have credible answers when asked.

Clear and transparent communication is required to avoid anxiety amongst the whole of Sheerwater and stop 'scare mongering' amongst residents.

Some of the ideas are acceptable but the disruption is a huge worry as it will add to the current traffic in Albert drive.

6 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).