

# 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) \_\_\_\_\_ Mrs \_\_\_\_\_

First name \_\_\_\_\_ Esther \_\_\_\_\_

Surname \_\_\_\_\_ Booth \_\_\_\_\_

Position (if applicable) \_\_\_\_\_

Organisation (if applicable) \_\_\_\_\_

House name and/or number \_\_\_\_\_ Hermitage House \_\_\_\_\_

Street \_\_\_\_\_ Sun Hill \_\_\_\_\_

Locality \_\_\_\_\_ Hook Heath \_\_\_\_\_

Town \_\_\_\_\_ Woking \_\_\_\_\_

County \_\_\_\_\_ Surrey \_\_\_\_\_

Post code \_\_\_\_\_ GU22 0QL \_\_\_\_\_

Email address \_\_\_\_\_ [REDACTED] \_\_\_\_\_

Telephone \_\_\_\_\_ [REDACTED] \_\_\_\_\_

**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:

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**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: GB11

Site reference: (please select and note number) UA / GB \_\_\_\_\_ GB11 \_\_\_\_\_

Section title \_\_\_\_\_

Page number \_\_\_\_\_

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

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

### Your comment

My property abuts the site GB11.

The removal of GB11 from the Green Belt and the development of this land would defeat the purpose of Green Belt to prevent urban sprawl. With this area developed the areas of Hook Heath and Mayford would be continuously developed with very little green space. The delineation of areas is precisely the objective of green belt. The current strip of green belt is already narrow in this area.

The green belt is protected for good reason. While policy does allow green belt to be lifted, this is only in exceptional circumstances and not just because it is convenient. Any reduction in the green belt should only be to the extent necessary and proportionate. The Woking Core Strategy requires the Council to find space for 550 new homes in the period 2022-27. WBC has gone beyond this requirement to identify locations for further 1200 homes in the period 2027-2040. At present there is no requirement, or justification, for the additional 1200 homes. Accordingly it would be inappropriate to remove land from the green belt to site the additional 1200 homes. At this present juncture, green belt restrictions should only be lifted strictly to the extent necessary to meet the requirement for the 550 homes in the 2022-27 period.

The local infrastructure does not support development of this scale. The roads abutting the site GB11 cannot cope with material additional traffic. Egley Road is already very congested in the morning and evenings and will have a significant increase in traffic if this site is developed. Furthermore Saunders Lane is a narrow and busy lane which is already over-used. There is already difficulty for cars to pass on the road leading to congestion. This would be significantly detrimentally affected by development of site GB11. The roads reaching site GB11 are narrow and have narrow weak road bridges over the railway line. This makes them unsuitable for significant long term construction traffic and ongoing additional traffic.

The proposed housing density of 30 dwellings per hectare on the site are entirely excessive compared to the density of 5.5 dph in Hook Heath, and significantly less in the Fishers Hill Conversation Area that abuts the

site. This level of development would be out of keeping with the surrounding area.

The site GB11 provides an important community amenity and is used by people of all ages to walk dogs, exercise and for children to play. It is a beautiful natural environment enjoyed by all nearby and is home to a wide array of flora and fauna. The habitat is home to bats, kestrels, deer, rabbits, foxes and hedgehogs all of whom would be disturbed both during the development and subsequently. Green belt is intended to protect this sort of habitat.

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

Sites closer to Woking that have already been developed or are in need of regeneration.

These comments are page \_\_\_4\_ of \_\_\_4\_ 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).