

Site Allocations DPD consultation online questionnaire.

About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to planning.policy@woking.gov.uk or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see www.woking2027.info).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see www.woking2027.info)

If you have any questions about completing this form please contact the Planning Policy team by email on planning.policy@woking.gov.uk or telephone on 01483 743871.

Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

Contact Details

Title*	Mrs
First name*	Susan
Surname*	Carolyn
House name and/or number	3
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU22 8SA
Email address*	[REDACTED]
Street*	Manor Close
Telephone number	
Locality	
Please select your status or that of any party your are representing	<input checked="" type="checkbox"/> Resident of Woking Borough <input type="checkbox"/> Someone who works in Woking Borough <input type="checkbox"/> Someone who visits Woking Borough <input type="checkbox"/> Someone representing a group or organisation <input type="checkbox"/> Owner of land in Woking Borough <input type="checkbox"/> Planning / Land agent <input type="checkbox"/> Developer <input type="checkbox"/> Other (please specify)

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 this box

Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations	Site GB12 R/o 79-95 Lovelace Drive Pyrford
Would you like to	Objecting
Please give us your comment	Reasons for objecting to building on Pyrford's Green Belt GB12 Procedure The Borough has not followed a correct procedure in arriving at the field GB12 to be safeguarded for future development between 2027 and 2040. The PNF and their advisers have raised concerns about the Green Belt Review and these have been repulsed. Many local residents have also raised concerns about the Green Belt Review and their views have not been considered. The views of developers and land owners have been taken into account. This has resulted in a skewed list of parcels of land. Parcel GB12 (known in the Review as part of Parcel 9) was considered by the Green Belt review to have very low suitability for removal from the Green Belt, serving two critical Green Belt purposes

and being fundamental to the Green Belt.

The Brett report stated that:

3.5.21 In conclusion, we consider that there are three parcels, which, in strategic terms, have potential for removal from the Green Belt. These are parcel 6 at Byfleet, parcel 20 at Mayford, and parcel 4 at West Byfleet.

And that:

3.5.22 We do not consider any other parcels to be suitable for removal from the Green Belt to accommodate new strategic development.

However, they do state that:

It should be noted that this assessment does not therefore rule out the consideration of individual smaller sites around the urban area for removal from the Green Belt, provided that they are considered to be in sustainable locations and where their removal will have little conflict with Green Belt purposes.

The areas they suggest are the north western section of Parcel 9:

However, the north western part is less sensitive – it is set back from the exposed slopes and edge of the ridge and benefits from significant containment provided by a substantial tree belt along Upshot Lane just beyond the ridge top.

This is an erroneous judgement, it is equally sensitive since this is rising ground of landscape importance with extensive views to the North Downs. It also forms a green corridor with Pyrford Common and is an important element of the setting for Pyrford Court historic house and gardens.

They also suggest the narrow belt of fields next to Teggs Lane:

A small area of development may also be possible in the narrow field between the field and Teggs Lane to the north, although safeguarding the tree belt will be an important consideration in achieving an acceptable scheme.

It is important to recognise that this area is a very important community asset. It is used as parking for the Flower Show and without this facility the Flower Show could not take place. It is also used by the Scouts and Guides and has long been regarded by the community as an asset which could be developed for use as a recreational facility.

This is the evidence base on which the council bases the decision to safeguard this land for a large scale housing project. The evidence is that this process is faulty and to the detriment of the community and landscape as a whole.

It should be clearly recognised that only a small part of Parcel 9 was selected and this on grounds of sustainability by the Brett report, not suitability for removal from the Green Belt. On sustainability grounds, however, the parcel performed only moderately being further from the train station than many green sites.

It should also be remembered that the NPPF expects

Green Belt land to be retained where it serves a clear purpose and green belt land can only be built on in 'exceptional circumstances.' Paragraph 79 states that:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The Brett report states of this area in paragraph 3.4.10 that:

The Assessment of Landscape Character notes that the area has Little / No or Low capacity to accommodate change; this is a reflection of the open exposed nature of much of the parcel, and the contribution that it provides in terms of the town's setting.

Policy CS1 Core Strategy (2012) establishes that whilst the Green Belt is identified as a broad location to meet sustainable development needs for the Borough, release of land within the Green Belt must not "undermine its purpose and integrity". The proposed allocation would therefore, according to the Council's own evidence, conflict with policy CS1.

It is not acceptable for the council to ignore the views of residents AND the views of its own advisers and to refuse to discuss these views whilst going ahead with a DPD that is based on a faulty process.

Landscape character

Parcel BG12 enjoy a unique landscape character which cannot be replaced. The footpath which leads from Pyrford Common to the back of the Abor was used for many years until recently closed off by Burhill estates. It is hoped to restore this on the grounds that it has been used regularly by local people for many years and provided the means to enjoy a rural landscape and views to distant hills. The landscape of which GB12 is a part includes a number of heritage areas including Pyrford Village, Aviary Road and listed buildings such as Stone Farm, Wheelers Farm and Pyrford Court and gardens. It is difficult to believe that the Borough think it acceptable to destroy this heritage landscape.

The farmland is unusual in the Borough in still being used productively. It is the last remaining farm in Pyrford which formerly had a large number of farms and farmhouses. The farmed landscape is still attractive because of its openness and essentially unspoilt character and once this land is built on this asset will be gone forever. The landscape is adjacent and continuous with Pyrford Common so that this natural landscape runs all the way from the Old Woking Road down Church Hill to the exceptionally beautiful landscape which tracks either side of Newark Lane.

This is an asset for the whole of Woking and the urban area should not be allowed to encroach into it.

Infrastructure

Congestion

It is proposed that 433 new houses are built on GB12 and GB13. This is in addition to green belt development in West Byfleet and Byfleet. The council's own Strategic

Transport Assessment recognises that during peak hours the road traffic congestion on Woking Road northbound and southbound will enter category F where traffic does not flow but moves tail to tail. It is recognised in the report that development in West Byfleet will cause the B367 Coldharbour Road/Newark Lane to have a great increase in flow. The junctions in Pyrford are expected to experience long delays.

There is an existing traffic problem in Pyrford with Coldharbour Road being a serious bottleneck between 8 and 9 in the morning. It is difficult to conceive how traffic could flow at all with the additional development proposed.

The study does not take into account any development at Wisley airfield. If the large scale development proposed there were to go ahead then there would be an additional increase in traffic as West Byfleet station would be a likely destination for many of the residents there.

It is highly irresponsible of the Council to propose these developments whilst being fully aware of the immense traffic problems this will cause.

Schools and Nurseries and Health care

Pre-school, nursery and school places in the area are at capacity and there is no provision to cater for the increased demand that would emerge around 2030 as a consequence of building on the green belt. Pyrford Primary School is being rebuilt with a fifty year life expectancy but is not being enlarged to take account of this increased demand.

Health care services are already stretched and the demand this large scale development will place on services will result in an intolerable strain and cause serious decline in standards of health care in the area.

Water and Sewerage

The south east is an area of high water stress and sewerage systems are considered adequate only to 2026. There has been no serious exploration as to whether the already creaking water supply and sewerage systems could cope with the increased demand. It is irresponsible to build houses without knowing if the area could cope with the increased pressures.

Air quality

Background air quality is not considered even though development can contribute cumulatively to an overall deterioration in background air quality across the entire region (see page 17 of Habitats Regulation Assessment). Minimal air pollution is one of the conditions required to support the features of European interest in the area. Since Dartford warblers have returned to Ockham and Wisley Commons the impact of the increased pollution added to that of the M25 and A3 should be considered in more detail. The reduction in air quality in the area will also impact on the health of residents, in particular children walking past standing traffic to get to school in the morning and breathing in pollution such as particulates from diesel engines.

Biodiversity

Farmland birds were commonly seen in the area in recent years, including lapwing, skylark, linnet and twite. The

farmland habitat is degraded compared to the past and bird species have declined, but changes in farming practice can take place and biodiversity restored so that creatures which were formerly common such as hares and farmland birds, could return. This would not be possible if the land was used to build houses.

Agriculture

With the uncertainties surrounding global warming it would be taking a very short term view to build on Woking's remaining agricultural land. Pyrford has been farmed for at least a thousand years and this tradition should be retained to provide food security for the future. The Brett report did not take this into account.

The need for houses and limitations to growth

There are changes taking place in government policy which could affect the need for houses in the Woking area such as the new London brownfield land database which could deliver 400,000 new homes in London. It is difficult to imagine that many genuinely affordable homes could be built in Pyrford as it is perceived as a desirable place to live and therefore property prices are high. Even 'affordable homes' at 80% market value would be expensive.

The constraints on growth in the Pyrford, West Byfleet and Pyrford area have been described and are well known. It would be much more sensible to retain the quality of life for existing residents, retain the character of the area which is why people moved here in the first place and look to the many brownfield areas still remaining, perhaps not in Woking, but in other areas in the South East.

Retaining the Green Belt in an area where it clearly serves the purpose of preventing urban sprawl should be the undisputed aim of the Council. From this will arise policies and solutions to housing need which the quick fix of building on green fields prevents to the detriment of all.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

GB12 should not be 'safeguarded' for future development but should be retained in the green belt.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations

Would you like to

Please give us your comment

Site GB13 Land E of Upshot Lane Pyrford

Objecting

Reasons for objecting to building on Pyrford's Green Belt GB13

Procedure

The Borough has not followed a correct procedure in arriving at the field GB13 to be safeguarded for future development between 2027 and 2040.

The PNF and their advisers have raised concerns about the Green Belt Review and these have been repulsed. Many local residents have also raised concerns about the Green Belt Review and their views have not been considered. The views of developers and land owners have been taken into account. This has resulted in a skewed list of parcels of land. Parcel GB13 (known in the Review as part of Parcel 9) was considered by the Green Belt review to have very low suitability for removal from the Green Belt, serving two critical Green Belt purposes and being fundamental to the Green Belt.

It should be clearly recognised that GB13 was not

selected by the Brett report as suitable for removal from the Green Belt. It was added to the draft DPD to act as a cushion in case of a shortfall in numbers from other sites. This is against the advice of the Department for Communities and Local Government which states (Paragraph 034 Reference ID: 3-034-20141006) that: 'In decision taking, can unmet need for housing outweigh Green Belt Protection?

Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt'.

It should also be remembered that the NPPF expects Green Belt land to be retained where it serves a clear purpose. Paragraph 79 states that:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The Brett report states of this area in paragraph 3.4.10 that:

The Assessment of Landscape Character notes that the area has Little / No or Low capacity to accommodate change; this is a reflection of the open exposed nature of much of the parcel, and the contribution that it provides in terms of the town's setting.

Policy CS1 Core Strategy (2012) establishes that whilst the Green Belt is identified as a broad location to meet sustainable development needs for the Borough, release of land within the Green Belt must not "undermine its purpose and integrity". The proposed allocation would therefore, according to the Council's own evidence, conflict with policy CS1.

It is not acceptable for the council to ignore the views of residents AND the views of its own advisers and to refuse to discuss these views whilst going ahead with a DPD that is based on a faulty process.

Landscape character

Parcel BG13 enjoy a unique landscape character which cannot be replaced. The footpaths across the fields are widely used by residents of Woking and further afield. The views from the escarpment are unspoilt and extensive, reaching across verdant countryside to the North Downs in the distance with virtually no human habitation visible. The landscape of which GB13 is a part includes a number of heritage areas including Pyrford Village, Aviary Road and listed buildings such as Stone Farm, Wheelers Farm and Pyrford Court and gardens. It is difficult to believe that the Borough think it acceptable to destroy this heritage landscape.

The farmland is unusual in the Borough in still being used productively. It is the last remaining farm in Pyrford which formerly had a large number of farms and farmhouses. The farmed landscape is still attractive because of its openness and essentially unspoilt character and once this land is built on this asset will be gone forever. The landscape is adjacent and continuous with Pyrford Common so that this natural landscape runs all the way from the Old Woking Road down Church Hill to the exceptionally beautiful landscape which tracks

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Health care services are already stretched and the demand this large scale development will place on services will result in an intolerable strain and cause serious decline in standards of health care in the area.

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the increased pollution added to that of the M25 and A3 should be considered in more detail. The reduction in air quality in the area will also impact on the health of residents, , in particular children walking past standing traffic to get to school in the morning and breathing in pollution such as particulates from diesel engines.

Biodiversity

The field margins are populated by wild flowers and butterflies such as small tortoiseshell are seen in large numbers. Whitethroat nest in the remaining hedgerows. Farmland birds were commonly seen in the area in recent years, including lapwing, skylark, linnet and twite. The farmland habitat is degraded compared to the past and bird species have declined, but changes in farming practice can take place and biodiversity restored so that creatures which were formerly common such as hares and farmland birds, could return. This would not be possible if the land was used to build houses.

Agriculture

With the uncertainties surrounding global warming it would be taking a very short term view to build on Woking's remaining agricultural land. Pyrford has been farmed for at least a thousand years and this tradition should be retained to provide food security for the future. The Brett report did not take this into account.

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Proposed modifications - Please explain what changes GB13 should not be 'safeguarded' for future development you consider should be made (for example, to the text, to but should be retained in the green belt. the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

General comment or suggest a new site

This section is for general comment not covered by the previous pages.

Any other comments

Thank you for taking the time to respond.

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

What will happen next?

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.