

**Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6Y**

**28 July 2015**

**SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT  
(DPD)**

Dear Sirs

Much consternation has been expressed locally over the above document. My personal view is one of concern and doubt as to the methodology employed to determine matters of such importance to the Borough of Woking.

To safeguard a place/property implies keeping it as it is in its present situation and condition and therefore any such location will be kept as such until further review or better still into perpetuity.

However to set aside is entirely a different matter altogether and implies the removal of the place/property to a situation of eventual development consideration. Should this description be used? Or may the two sites included in Byfleet be “safeguarded” into perpetuity. Yes please say the residents of Byfleet.

With the urgent need to address all roads and every square metre of ground within the confines of the Borough it is therefore very

necessary to survey again until every single square millimetre is closely examined and included/rejected.

More attention should be given to existing development. Older sections of the village may be considered for long term purchase and eventual re-development? Thereby, gaining a greater density of development, without encroaching on the very much respected and needed Green Belt.

In this respect it is pertinent to note at GB 17 Byfleet SANG is allocated as Suitable Alternative Natural Greenspace to be used as informal public recreation. Let us all hope it may achieve the desired status after a rigorous addressing of constraints.

As to the specific sites within the DPD relative to Byfleet may I comment as under:

Proposal Site reference: UA1 - Library 71 High Road, Byfleet KT14 7QN – Byfleet Ward – Allocated use(s) Residential including Affordable Housing, replacement library, community use. Delivery anticipated between 2015 and 2027.

The principle is excellent for inclusion. However as in every case, best value for money must be incorporated in the proposal.

In addition to the elements within the Allocated uses the urgent need for a medical facility / doctor's surgery and youth centre MUST be allocated to make best use of the site into the future. Therefore a list of uses to include Basement car parking, plant room and waste recycling /storage together with all the above items is vital. The ground floor may then have an enlarged library, medical facility / doctor's surgery and youth centre. The first, second and even a third floor may have up to 16 plus Apartments/flats for much needed residential accommodation.

Elsewhere within Byfleet an attempt should be made to increase density of development such as perhaps on the existing site of Eden Grove Road.

After very careful scrutiny it may be possible to demolish some of the two storey flats and develop with basement car parking, plant room, recycling / waste storage. A ground floor, first floor and second floor minimum of apartments / flats would increase

the number of dwellings by at least 50% on existing with mature tree planting protecting the privacy of all areas adjacent.

Proposal Site reference: GB4 Land south of High Road, Byfleet, KT14 7QL – Byfleet Ward – Allocated use(s) to meet long term development needs. Timing of delivery between 2027 and 2040

Proposal Site reference: GB5 Land to the south of Murray's Lane, Byfleet, KT14 7NE – Byfleet Ward – Allocated use(s) To meet long term development needs. Timing of delivery between 2027 and 2040.

Both the above sites are quite unsuitable for future development without causing immense harm to the present 8000 – 9000 residents in Byfleet.

The reasons for making this bold statement of fact are as under:

1. The land is within a **flood** zone and without a very fulsome programme of Repairs, Alleviation and Defences will only exacerbate the living and travelling conditions experienced. A flood and drainage report undertaken by the Byfleet West Byfleet & Pyrford Residents Association will be sent to Woking Borough for consideration.
2. The present **highway** A 245 Parvis Road is already congested, particularly at peak times, any further major housebuilding developments will add severe transport problems not only to local residents but also to the many thousands of school and business users motoring to and from Woking.

3. The provision of **school places** is already wanting. Where are the youth to be educated without having to add more unsustainable building operations in the vicinity? Any further school buildings in adjacent villages may be welcomed but a really serious traffic movement plan will have to be promulgated to ensure satisfactory outcome?
4. At present there is no **medical /doctors** facility in Byfleet, save for a dentist in Oyster Lane. This situation must be ameliorated swiftly, even without the provision of more major developments envisaged by this DPD.
5. **Pollution** via increased traffic movement emissions, even without any further major housing developments, in Byfleet is very likely and an updated survey is needed to determine the worsening living conditions.
6. **Drainage and services/utilities.** Over some 50 years Byfleet has suffered more than any other Woking Borough Ward through “flooding” which may be partially attributed to defective surface water drainage. It is imperative, notwithstanding this DPD, that all soil and surface water drains throughout Byfleet are inspected, tested, repaired where found defective and scrupulously maintained in future years. Like wise all services of electricity, gas, telephone and water should be thoroughly checked for efficiency of service into the long term.
7. **Master planning:** Every time a large scheme of service improvement takes place, similar to the Gas pipe service along the Old Woking Road B382 then every other utility should be considered to amalgamate into a scheme which may include updating/improving their own service provision. Thereby eliminating several utility /service

companies having to execute works along the same routes over time. Finally the Surrey County Council should ensure that the road re-surfacing takes place after all the aforementioned services have completed their works of improvement or service increase.

All in all until Central Government has funded and implemented schemes for all the above seven elements it would be quite wrong to embark on more major housing schemes in Byfleet.

The urgent need for housing by calls from Central Government is heard, but equally it is down to our Members and Officers at Woking Borough to ensure we have the due and necessary works done before embarking on any further erosion of the highly sensitive Green Belt that acts as a very important and necessary lung of good health for our Community. Byfleet does not have the spare Green Belt land to give up for major housing needs of those coming in from afar.

However with diligent examination and constructive appraisal more windfall sites will occur and more sites in the existing built environment will be discovered in Byfleet.

Godfrey H. Chapples

