

# 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 and Mrs \_\_\_\_\_

First names John and Marion \_\_\_\_\_

Surname Clark \_\_\_\_\_

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

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

House name and/or number Heath Lodge \_\_\_\_\_

Street Holly Bank Road \_\_\_\_\_

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

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

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

Post code GU22 0JW \_\_\_\_\_

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:

Site reference: (please select and note number) UA /GB10\_\_\_\_\_

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

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

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

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

### Your comment

The substantial proposed high density development on this site and the associated sites (GB11 and the developments of sites GB8 and GB9 next to the A320 Egley Road) will impose a major burden on the infrastructure of the area, particularly the local roads. Current traffic levels lead to congestion at peak times and this will be exacerbated by the additional numbers of residents needing to travel from their homes on these sites. The traffic levels will also increase as a result of transport of pupils to the new school in Egley Road. Saunders Lane is a minor and relatively narrow thoroughfare, and not suited to high levels of traffic.

The removal of sites GB8, GB9, GB10, GB11 and GB14 from the Green Belt and their subsequent development will result in the loss of the open spaces separating Woking and the areas of Mayford and Hook Heath. This is inconsistent with the fundamental purpose of the Green Belt policy.

That policy restricts the cases in which land may be released from the Green Belt. This is only permitted in exceptional circumstances. The case for exceptional circumstances in the context of the proposed requirement of 1,200 dwellings in the Borough of Woking during the period from 2027 to 2040 has not been made out.

The suggested density per hectare (1 hectare = approx. 2.5 acres) of 30 dwellings is entirely out of character with the average density of housing in the Hook Heath area, and also appears much higher than the existing level in Mayford.

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

This site should remain within the Green Belt.

These comments are pages 3 and 4 of 8 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).

### 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 / GB11 \_\_\_\_\_

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

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

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

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

**Your comment**

The substantial proposed high density development on this site and the associated sites (GB10 and the developments of sites GB8 and GB9 next to the A320 Egley Road) will impose a major burden on the infrastructure of the area, particularly the local roads. Current traffic levels lead to congestion at peak times and this will be exacerbated by the additional numbers of residents needing to travel from their homes on these sites. The traffic levels will also increase as a result of transport of pupils to the new school in Egley Road. Saunders Lane is a minor and relatively narrow thoroughfare, and not suited to high levels of traffic.

The removal of sites GB8, GB9, GB10, GB11 and GB14 from the Green Belt and their subsequent development will result in the loss of the open spaces separating Woking and the areas of Mayford and Hook Heath. This is inconsistent with the fundamental purpose of the Green Belt policy.

That policy restricts the cases in which land may be released from the Green Belt. This is only permitted in exceptional circumstances. The case for exceptional circumstances in the context of the proposed requirement of 1,200 dwellings in the Borough of Woking during the period from 2027 to 2040 has not been made out.

The suggested density per hectare (1 hectare = approx. 2.5 acres) of 30 dwellings is entirely out of character with the average density of housing in the Hook Heath area, and also appears much higher than the existing level in Mayford.

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

This site should remain within the Green Belt.

These comments are pages 5 and 6 of 8 pages.

### 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 / GB14 \_\_\_\_\_

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

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

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

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

**Your comment**

The removal of this site, together with sites GB9, GB10, GB11 and GB14, from the Green Belt and the subsequent development of those sites, will result in the loss of the open spaces separating Woking and the areas of Mayford and Hook Heath. This is inconsistent with the fundamental purpose of the Green Belt policy.

No form of development should take place on this site.

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

This site should remain within the Green Belt.

These comments are pages 7 and 8 of 8 pages.