

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 **GB4 & GB5**

Section title **GB4: Land south of High Road, Byfleet**

Page number **278 - 281**

Paragraph number **Various**

Are you? Supporting Objecting A combination of these Neutral

Your comment

We support the recognition in the policy that this site is suitable for release from the Green Belt and future housing development. Notwithstanding this support, in light of the site's immediate availability and the clear and urgent need for market and affordable housing over the remainder of the plan period, we see no justification for delaying its release until post 2027. This approach is considered to be unjustified and contrary to the objectives of the Core Strategy and NPPF.

The Green Belt Boundary Review estimated that the site has capacity to accommodate approximately 85 dwellings at a density of 50 dwellings. Our client's detailed site assessment work broadly supports these assumptions, but has highlighted a number of constraints that will impact on the overall development costs. These include infrastructure and mitigation requirements to address the issues of flood risk, traffic impact, drainage, tree coverage, the location of underground services and achieving connections to utilities. In light of these constraints, and the potential delay before an application can be made (even in the event that the site is released within the current plan period) we consider that the policy should provide further flexibility in terms of the required affordable housing, S.106, CIL and infrastructure mitigation, in order to avoid a scenario where the scheme would potentially become unviable.

The full impact of these costs along with the capacity of the site will need to be understood at the time that a planning submission is made, and at this point the local planning authority will be better positioned to ensure that the proposal includes appropriate social infrastructure and mitigation.

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

The wording of policy GB4 should provide further flexibility in terms of the required affordable housing, S.106, CIL and infrastructure mitigation, in order to avoid a scenario where the scheme would potentially become unviable.

These comments are page ____ of ____ 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).