

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), 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 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**

First name - **Bill**

Surname - **Corney**

Position (if applicable) - **Chairman**

Organisation (if applicable) - **Westfield Common Residents Association.**

House name and/or number – **8**

Street - **Moor Lane**

Locality – **Westfield**

Town - **Woking**

County – **Surrey**

Post code – **GU22 9QY**

Email address – [REDACTED]

Telephone – **N/A**

Please select your status or that of any party you are representing:

- | | |
|---|---|
| <input type="radio"/> Resident of Woking Borough | <input type="radio"/> Owner of land in Woking Borough |
| <input type="radio"/> Someone who works in Woking Borough | <input type="radio"/> Planning / land agent |
| <input type="radio"/> Someone who visits Woking Borough | <input type="radio"/> Developer |
| <input checked="" type="checkbox"/> Someone representing a group or organisation | <input type="radio"/> Other (please specify) |
-

If you are an agent representing another party, please state who:

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
- 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 / GB - **GB19**

Section title - **Mayford SANG**

Page number - **353 to 356**

Paragraph number - **N/A**

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

Your comment

The reasoned justification for this site is weak as the site is registered common land with an existing network of paths through it and the public already have rights of access to it.. The site is already connected to other parts of the Borough and Gresham Mill via a public footpath network, which Surrey County Council have a duty to maintain.

SANGS are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA. The effectiveness of SANGS as mitigation will depend upon the location and design. These must be such that the SANGS is more attractive than the SPA to users of the kind that currently visit the SPA.

It is difficult to see how you can establish a SANG on this land parcel without diminishing the stock of common land given that in order to qualify as a SANG:

1. A car park and facilities has to be built on each SANG site over a certain size to accommodate visitors from other parts of Woking.
2. Circular paths of 2.5km need to be put in place.
3. Its meant to be suitable land for dog walking off leash

With respect to point 1 no information has been provided on the size and location of the car park. As the land is common land DEFRA consent would be required to deregister part of the common for this purposes. No replacement land has been offered. It's likely that any such application would be objected to locally given recent history.

With respect to point 2, the Management Plan for Westfield Common prepared by Surrey Wildlife Trust on behalf of Woking Borough Council states that the proposal area is unsuitable for a circular path.

With respect to point 3, the land is a wet woodland not an open heath suitable for letting dogs run off lead. The site is very a narrow sandwiched between a busy road (New Lane) and farmland on the east that contain grazing livestock. The woods have a resident Deer population. It's not an ideal place for letting dogs

run loose, as there may be accidents or injury to livestock or wild deer.

With regards to the common land and use for public leisure, the land is already used extensively by existing residents and will no doubt be used by the new residents of Kingsmoor Park. It also attracts a large number of people from surrounding areas.

It is difficult to see how adding additional footfall from several hundred additional dwellings will do anything to improve the quality of the common and will lead to its increased fragmentation and damage.

Why is the site referred to as Mayford SANG when the site is part of Westfield Common and bounds Sutton Green? It is physically unconnected to Mayford Village. Westfield & Westfield Common is our identity and we want to maintain this locally.

All of Westfield Common is registered common land and is meant to have a single management plan. Designating part of it SANG – seems odd. Why is this part of Westfield Common separated from the rest of Westfield Common? Why is it subject to different policies and proposals?

Surely if this site was adopted as SANG and was promoted to attract visitors, then these visitors are just a likely to use the other parts of the common to the north as they are physically connected.

Finally, the information in the DPD document concerning the size of the site and its boundary are not correct (see below). The information in the DPD is misleading.

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

The following information in the DPD document is **incorrect** and should be modified:

- Page 352 & 353 - The eastern boundary shown on proposal GB19 (the line running from Robin Hood Lane to Moor Lane) is wrong and includes gardens and land belonging to private properties (Moor House and properties south of Moor Lane). The correct boundary of this site should be the actual boundary of Westfield Common (land held by Woking Borough Council) in this area.
- Page 354 - If the boundary is restricted to the actual boundary on Westfield Common, the resulting size of the proposal site would only be 12 hectares NOT 17.4 hectares as stated. The site would therefore only have a potential SPA mitigation for around 620 dwellings on the basis of the calculations in this document.
- Page 355 – The proposal incorrectly states that only part of this land is SNCI. This is incorrect. All of Westfield Common owned by Woking Borough Council is SNCI.

Further consideration of the suitability of this site as SANG should be made by Woking Council given that it does not meet a number of the mandatory criteria.

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).