

Mr & Mrs Davis
55 Woodlands Avenue, West Byfleet, Surrey, KT14 6AW.

To:
The Planning Policy Team,
Woking Borough Council,
Civic Offices,
Gloucester Square,
Woking, Surrey.
GU21 6YL
30th July 2015

Dear Sirs,

Re: Greenbelt Site Allocations Plan Document (DPD) with regard to West Byfleet.

The removal of Green Belt land in the West Byfleet area is of great concern to us, once removed there is no going back. The proposals for the release of GB 15 and GB16 equate to large proportion of our green belt. Whilst we understand that future needs for housing have to be met it is imperative that any new development is built in an appropriate area and that the supporting infrastructure is in place before any development proceeds so as not to adversely affect our, the residents, quality of life.

Broadoaks proposed release 2015

We are in favour of the removal of this land from the green belt.

It is a site with existing developments on it which has been left unused for a number of years and it would be beneficial to the community to have it used to help meet our housing needs.

We are however concerned by some of the aspects of the recent Octagon proposals (for 150 homes and a 900 pupil school). We feel this does not necessarily make best use of the site. From our point of view as residents a private school would not be something that would benefit us and it would be lovely to see the listed building restored and used for a purpose that would enable the community to enjoy it. Of utmost concern to us however is, the impact a school will have on the Parvis Road (A245) namely the traffic levels and safety of residents and as such the negative affect it would have on our daily lives.

West Hall proposed release 2022

We object to this land been removed from the green belt.

The site is the largest area of green space in West Byfleet and acts as an important buffer against the noise of the M25 and gives a countryside feel to the village. The purpose of Green belt land by definition is to protect urban sprawl, provide habitat to wildlife and to retain the unique character of rural communities.

These aspects we feel have been completely overlooked by the report.

The proposal to build 592 homes on the West Hall land is also out of character with the local density of housing, for instance in the nearby Dartnell Park estate.

In addition to the above a development of this size would put a massive strain on the infrastructure and will greatly change the character of our community.

Using WBC statistics of 1 household being 2.38 people and taking into account the proposed total homes in Broadoaks and West Hall (742) this is a possible increase of 1765 people which is just under one third of our present community of circa 6000 residents.

Major Concerns

Parvis Road /A245 and the proposed developments at Broadoaks and West Hall should be considered together.

For both these developments the major concern is the Parvis Road /A245. This is currently a busy over trafficked Road, which would only get worse.

Your own traffic assessments have deemed it to be overloaded. Woking Borough Council's local plan for 1999 states that it is *'difficult to absorb further development without aggravation of this problem'*.

In a 2002 Traffic Study the Head of Traffic management for Surrey County Council reported the A245 was *'over trafficked'* and *'burdensome to the local community'*. Both the proposed sites of West Hall and Broadoaks will have entrance and exits only onto the A245/ Parvis Road. The Transport Assessment, published June 2015 by Woking Borough Council, confirms that the flow of traffic along the Parvis Road/ A245 regularly exceeds the measure used for determining 'congestion'.

Our car ownership in Surrey is an average of 1.50 cars per household, so the two proposals could add well over an additional 1,100 cars using this road as well as the possibility of over 1000 pupils and staff entering and exiting the school each day. Therefore total extra movements could be, on a modest estimate, with each car exiting and entering once per day, 2,200 movements. Over a 12 hour day, this equates to an average of 1 every 20 seconds however during peak hours it will of course be considerably greater.

Our concern is that the increase in traffic will cause safety issues, major hold ups along the Parvis Road, and that the increase in traffic movements will result in knock on effects on all adjoining roads and beyond, affecting the daily lives of many residents.

Health Care

The present Health Centre houses three Doctors Practices who look after 30,000 patients from West Byfleet and the surrounding areas. We find it difficult to get appointments as it is and we understand that the Doctors are working to maximum capacity. How therefore will we as residents be able to get the service we need ?

Schools

Will there be enough state school places to meet the demands a large development will create ?

Our local infant and junior schools have been increased in size to meet a critical demand for school places for children living in the West Byfleet area. This expansion will allow sufficient places until, we understand, about 2021.. They do not however allow for the large increase in the number of children needing places that a large development on West Hall and Broadoaks would create.

We do not have a state secondary school within the West Byfleet area and as far as we know none is currently planned. Page 45 of the Site Allocation report states that West Byfleet has a Secondary School and Community Centre. Both these statements are incorrect.

Utilities.

To increase housing in any area to the extent proposed puts pressure on all our existing utilities. Of particular concern is water and sewage.

Will the present sewage plant at Wisley be adequate to meet the increased needs following the development of the Broadoaks and West Hall sites and other proposed schemes in the Borough such as Sheerwater?

Conclusion

- West Byfleet has very little natural green space. It seems very unjust that the major part of the proposed new homes should be within our neighbourhood area and in so doing deprive us of a great deal of our green belt land.
- No development in this area, including Byfleet and Pyrford, should be considered until the traffic congestion issues along the A245 have been addressed.
- Could better use of the land at Broadoaks be made to provide more housing and address the shortage of affordable housing and small houses for retired residents currently residing in large family properties? This could potentially lead to the release of larger homes for families.
- Has a full and up to date report been done looking at brown field land ? We feel it is of huge importance that brown field land is used up before Green Belt land is considered for release. Can you confidently say all such sites have been thoroughly investigated and are being made use of where possible?
- West Byfleet is used by the wider community. Therefore before any developments are considered the extra strain on our health care, schools, transport, utilities etc. must be addressed. Our concern is that a large influx of people will overwhelm the existing facilities.
- Sites should be considered in the context of each other and the wider area including neighbouring Boroughs such as Elmbridge and Guildford.
- The availability of a site should not be the prime reason for allocation but the ability of the infrastructure to sustain development should be determined before any suggestion of allocation is made.
- We are not objecting to the release of Broadoaks but we are objecting to the release of land at West Hall.

Kind Regards,

Mr Chris & Mrs Emma Davis

