

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) _____ Cllr _____
First name _____ Kevin _____
Surname _____ Davis _____
Position (if applicable) _____
Organisation (if applicable) _____
House name and/or number _____ 9 _____
Street _____ West Hill Close _____
Locality _____ Brookwood _____
Town _____ Woking _____
County _____ Surrey _____
Post code _____ GU24 0EX _____
Email address _____ [REDACTED] _____
Telephone _____ [REDACTED] _____

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

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

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 ___1_____

Section title ___Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ_

Page number ___262_____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

1. I fully support the proposals to develop this land. This is a sustainable location.
2. Less than 7% of the housing stock in the Brookwood ward is made up of one and two bedroomed 'starter' homes. I'd like to see this area developed as small units, 100% if possible as 'affordable', one or two bedroomed homes with gardens for small families that wish to live in Brookwood.
3. My preference is that the site would be modelled on the Raynes Close development, building highly sustainable homes available to part buy.
4. As part of this development, improving pavement access to Brookwood Crossroads and overall improvements to Brookwood Crossroads must be made.
5. There is widespread support within Brookwood for this site to be developed as soon as possible rather than waiting until 2022.

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

6. This site should be expanded to encompass GB3, providing a better site layout and additional units. There is support for this proposal within Brookwood.
7. I believe it would have been preferable and less divisive to have included GB1, GB2 & GB3 under one Site Allocation proposal with the different types of housing covered as it is one geographical area. It would have been a more mature and inclusive approach, i.e. to include Gypsy housing provision as part of the settled village, rather than continue to consider Five Acres separately.

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).

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

1. Five Acres has 13 permanent pitches and two temporary pitches. I support converting the two temporary pitches to permanent pitches, and I know a planning application has been submitted which I support.
2. Good practice for Gypsy site planning suggests that sites should be as small as possible, with, if possible one family occupying it. These guidelines make sense as problems have arisen since the SADPD was published at Five Acres, supporting that advice.
3. An application for four pitches was made in 2013 in Byfleet for the benefit of one Romany family (PLAN/2013/0426). This would be an appropriate solution to provide additional pitches rather than over develop Five Acres.
4. The Peter Brett Associates Green Belt Review provided evidence of further, suitable sites for additional Gypsy housing provision. WBC have chosen to disregard these as it was considered easier to intensify Five Acres without any consideration on the impact and problems it may well have (and subsequently has) caused.
5. I believe it would have been preferable and less divisive to have included GB1, GB2 & GB3 under one Site Allocation proposal with the different types of housing covered as it is one geographical area. It would have been a more mature and inclusive approach, i.e. to include Gypsy housing provision as part of the settled village, rather than continue to consider Five Acres separately.

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).

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 ___3_____

Section title ___Land at Fives 2, Brookwood Lye Road, Brookwood, GU24 0HD_____

Page number ___271_____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

1. The SADPD splits Five Acres into two separate sites. This does not reflect reality and is a spurious claim to bypass Government guidelines on Gypsy site planning and provision.
2. Five Acres is one site, owned by two people.
3. There is one access to Five Acres.
4. WBC have always considered Five Acres as one site, with all previously written documentation classifying the site as one site. There are numerous examples of this, including the WBC Traveller Accommodation Assessment, Woking Core Strategy and the 2014 Strategic Housing Land Availability Assessment. This also includes current planning application (PLAN/2014/1080) that references other historical planning applications at Five Acres ignoring land ownership.
5. Peter Brett Associates in their Green Belt Review stated the site was one site.

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

6. As I have indicated in my response to GB1 and after numerous meetings with senior planning officers before these proposals were published, this area should be used as an extension of the GB1, Coblands site with the four pitches currently here, being moved to behind the bungalow on Brookwood Lye Road (in the same ownership as GB3).
7. In the SADPD, in particular sites within Mayford, WBC have stated that (p.307) 'Development to complement that of other Mayford allocated and safeguarded sites, to ensure effective integration of the development (see also Proposal Sites GB8, GB9, GB11 and GB14)'. This common sense approach must be followed in Brookwood rather than the approach taken in these proposals which have already been shown to be seriously confrontational amongst site owners and the wider community.
8. I believe it would have been preferable and less divisive to have included GB1, GB2 & GB3 under one Site Allocation proposal with the different types of housing covered as it is one geographical area. It would have been a more mature and inclusive approach, i.e. to include Gypsy housing provision as part of the settled village, rather than continue to consider Five Acres separately.

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).

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 __GB10 & GB11_____

Section title __Mayford Sites_____

Page number _____305 & 310_____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

1. I have commented on these proposals as they will directly affect the Brookwood ward and surrounding infrastructure in Brookwood.
2. There will be significant access issues to these sites. These proposals do not address this problem and whilst taking the wait and see approach is adequate for small development proposals, it is not an approach that should be followed with proposals that will significantly alter the size of a village by adding 381 dwellings.
3. There are six routes into these sites and none of them are capable of taking the construction traffic and the road network is unlikely to cope with the subsequent traffic once the properties are occupied.
4. Berry Lane (B380) is too narrow and has no road markings at one point.
5. Heath House Road is too narrow with significant speeding and visibility issues.
6. Blackhorse Road has a single carriageway, height limited tunnel.
7. Smarts Heath Lane has a narrow, weight restricted bridge.
8. Smarts Heath Road (B380) has a narrow, traffic controlled bridge.
9. Hook Heath Road is inappropriate for development traffic due to its conservation status.

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

10. Now is the time to enter into discussions with Network Rail, SCC Highways about replacing the bridge over the railway at Smarts Heath Road. The wait and see approach is wholly unfair on the people that will be most affected by the development.

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).

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 __GB14, GB18 & GB19_____

Section title __Hook Hill Lane Greenspace, SANG Sites in Brookwood and Mayford _____

Page number _____325, 347 & 351_____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

1. I fully support these proposals.

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

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).