

**Site Allocations Development Plan
Document (DPD)
Regulation 18 consultation
questionnaire
18 June 2015 – 31 July 2015**



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)

_____ Mrs _____

First name _____ Angela

Surname

_____ Doyle _____

Position (if applicable)

Organisation (if applicable)

House name and/or number _____ 10 _____

Street _____ Onslow

Way _____

Locality

_____ Pyrford _____

Town _____ Woking _____

County _____ Surrey

Post code _____ GU22

8QX _____

Email address _____

Telephone _____

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 type="checkbox"/> 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 _____

Section title _____

Page number _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

The Site Allocations DPD is seriously flawed. It heavily on the Peter Brett Associates (PBA) study, which assessed green belt sites for suitability for change of use. For example, sites GB12 and GB13 were consistently evaluated as unsuitable in the Green Belt Review. However, solely on grounds of availability GB12 is recommended at the end. In the PBA study, GB13 was consistently judged unsuitable in the Green Belt Review and was not recommended as an area to take out of the Green Belt. Despite this, and with no persuasive evidence, GB13 suddenly reappears 18 months after the Green Belt Review was delivered and on the eve of the DPD publication and becomes a recommended site. Such decisions are inadequately justified and can only be described as unjustified anomalies.

The whole Site Allocations DPD displays a general lack of broad strategic thinking. Each Green Belt site is considered in isolation. There has been no systematic review of the overall shape and functioning of the Green Belt that Woking needs to retain.

The Site Allocations DPD fails to address properly the effects of new developments on Infrastructure. Roads in Pyrford are narrow and suffer congestion at peak times. Additional development such as on sites GB12 and GB13, are either side of the narrow B267. This road runs through the Heart of Pyrford, past schools, community buildings and shops. Already conditions are dangerous, following bad driving behaviour, which results from parking congestion. Increasing local traffic at such a busy stretch of road is likely to impact road safety. Pyrford C of E Primary School is due to be rebuilt at its current capacity. This means the extra children in the new homes will all have to be driven to schools further away. Likewise pressure on utilities, such as sewerage will lead to problems not properly addressed in the report.

Like many other local and regional studies, the Site Allocations DPD treats Infrastructure needs as an afterthought. Woking BC is missing an opportunity to put this right and to determine what Infrastructure improvements will be required and where they should be located. Any large scale new development should not be permitted until an enforceable plan is in place to make any required Infrastructure improvements.

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

- WBC should re-examine the evidence base in the Site Allocations DPD and revise the recommendations, so that they accord with the suitability assessment ranking within the PBA study.
- The final report needs to develop a structured and strategic approach to the Infrastructure impacts of releasing Green Belt sites for future housing development.
- Removal of Green Belt land is a serious matter for all Woking residents and it is imperative that WBC give sufficient importance to full public consultation of the final site allocation recommendations and the related evidence base.

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).