

Site Allocations DPD consultation online questionnaire.

About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to planning.policy@woking.gov.uk or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see www.woking2027.info).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see www.woking2027.info)

If you have any questions about completing this form please contact the Planning Policy team by email on planning.policy@woking.gov.uk or telephone on 01483 743871.

Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

Contact Details

Title*	Miss
First name*	Natascha
Surname*	Durrant
House name and/or number	
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU21 5NY
Email address*	
Street*	110A Blackmore Crescent
Telephone number	
Locality	Sheerwater
Please select your status or that of any party your are representing	<input checked="" type="checkbox"/> Resident of Woking Borough <input type="checkbox"/> Someone who works in Woking Borough <input type="checkbox"/> Someone who visits Woking Borough <input type="checkbox"/> Someone representing a group or organisation <input type="checkbox"/> Owner of land in Woking Borough <input type="checkbox"/> Planning / Land agent <input type="checkbox"/> Developer <input type="checkbox"/> Other (please specify)

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 this box

Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations	Site UA32 Sheerwater Priority Place Woking
Would you like to	Objecting
Please give us your comment	General Comments to Consultation Documents/Process Re. Sheerwater

We do not feel that the consultation process, in relation to the proposed Sheerwater regeneration, has provided effective and easily accessible communication and information sharing, which would support and enable the local community of Sheerwater, to fully participate and provide better informed feedback to the proposals. Evidence of this can be seen by the formation of the Independent Sheerwater Scrutiny Panel Review, and the evidence provided therein. Furthermore, there have not been adequate attempts to share the information provided in the Site Allocations Development Plan Document and the Sustainability Appraisal Report. The first, many residents of Sheerwater, heard of such documents was on the 16th July 2015, at the Sheerwater Residents Association meeting. As far as I am aware, there has been no formal attempt from the

Council to raise awareness of these documents or encourage feedback and participation from those local communities most affected by the proposals and issues raised within the documents. It cannot be assumed that all interested parties, will have access to the internet, and therefore access to the information provided within the documents, and as such, many residents ability to be informed and actively participate in the consultation processes, that may have a very real impact upon their lives, has been taken from them. This issue in particular, forms the first comment we would like to raise in relation to the Sheerwater Site Allocations Development Document.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Better attempts made by the council to supply information to the residents of Sheerwater, that is in a format easily accessible to them i.e. papercopies, which should have been delivered well in advance of the deadline to make comments.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations
Would you like to
Please give us your comment

Site UA32 Sheerwater Priority Place Woking
Objecting
Social Objectives: supporting strong, vibrant and healthy communities
Page 752
Objecitve 1.

Local communities have not been properly consulted or provided with relevant facts regarding the objectives of the proposed regeneration. The DPD, states that the Sheerwater site 'would contribute towards improving the current tenure imbalance in the area, by providing family affordable homes (2+ bedrooms)' and therefore contribute to the objective of 'a change in demographic profile' of the area. These objectives have not been properly explained or discussed with existing Sheerwater residents;

- Throughout the unveiling of the Sheerwater Regeneration proposals, it has not been made clear to local residents, that in order for this objective to be achieved, the Council is actively looking to break up the Sheerwater Community, with many residents being forced/priced out of area. For those concerned residents, wondering how and where they will be rehomed, whom are currently in studio or one bedroom accommodation, and have asked direction questions as to the types/size of properties proposed by NVH/ the Council, they have only received very vague answers, that evade the issue, that very many of the Sheerwater residents will not be able to remain living in the area, and in fact this is the councils intention.
- It could be argued that many of the consultation forums and exhibitions for the proposed Sheerwater Regeneration, have served to further still misguide the existing residents, by providing them with a sense that they can have a say over their future community, its design and layout, whilst in reality the intention is that the existing community will be broken up, the demographic of sheerwater changed, and therefore many of the current residents of Sheerwater will not benefit at all from the Regeneration, in fact very many stand to lose out from the proposals.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

There should be better more open communication with local residents, so that they are more fully informed about what the future may or may not hold for them. It is only in enabling Sheerwater residents to become better informed of the actual objectives of the WBC, that there can be a fuller, more knowledgable participation from the local residents.

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Site allocations
Would you like to
Please give us your comment

Site UA32 Sheerwater Priority Place Woking
Objecting
Site/0099/MYSH,SHLAAMS092: Land within Sheerwater
Priority Place, Albert Drive, Woking GU21 5RE
Social Objectives: supporting strong, vibrant and healthy
communities
Page 753
Objective 2

This objective is to improve health and wellbeing and reduce health inequalities, but the question is to which section of the Woking community? For those already living in Sheerwater, clearly the mass demolition of their homes and local community, will not bring about improved health and wellbeing. Especially not for the very many that will have to be rehomed out of area, either because they cannot afford the prices of the 'new builds' or that the types of 'new builds' do not cater for their needs i.e. either no or very few studio or one bedroom flats being rebuilt. It would appear that the existing proposals serve to benefit one section of the wider community (it could be argued a wealthier section of the Woking community, who will move in to the Sheerwater area) at the expense of those already residing in Sheerwater - a section of the community, that WBC, describes as being disadvantaged and suffering most from health inequalities. Clearly, this does not seem 'just' at all.

Furthermore, many of the supposed benefits of the proposed regeneration, are aspects that already exist within Sheerwater. Sheerwater residents, already enjoy access to various facilities including the Health Centre, Dentist, Recreational facilities, Athletics Track, Sheerwater FC, the Community Centre and Youth Centre, Schools, Nursery Schools, local shops, as well as access to green open space, the Basingstoke Canal, Cycle ways and good public transport links. All of which are already in walking/cycle distance. Therefore, for existing Sheerwater residents any improvements in facilities maybe outweighed by the stress and upheaval of their local community being demolished and turned into a building site.

Finally, to stress the point, that if many of the local Sheerwater residents are likely to be moved to other areas, because there is not the right type of accommodation provided for them or because they cannot afford to stay, then again its the same sections of Wokings' community, that have already been highlighted as disadvantaged and suffering health inequalities, that will suffer even further inequalities and negative impact on their wellbeing. They will have been moved out of their local communities, where they have community bonds, social support networks and access to facilities that are already within walking distance, to areas, that may well be less well equipped.

- The advantages of improving facilities and access to facilities, could also be applied to any area, or in fact be even more advantageous to areas that don't already have all these facilities already in close proximity, as the residents of Sheerwater already do. These advantages are not site specific.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Improvements can and should be made to existing facilities and services, but not at the expense of those who already live here and whom most likely wont actually benefit themselves from the improvements. The Reneration would better serve the community of Sheerwater if it was on a smaller scale, i.e. tackling the badly in need accomodation along Dartmouth Avenue,

and making improvements to facilities and services, to the benefit of existing Sheerwater residents.

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Site UA32 Sheerwater Priority Place Woking
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Site/0099/MYSH,SHLAAMS092: Land within Sheerwater Priority Place, Albert Drive, Woking GU21 5RE
Social Objectives: supporting strong, vibrant and healthy communities
Page 756
Objective 5

These objections are on similar grounds to objective 2. It is clear, that there is already very good access to various services and facilities and transport links, as well as green open spaces, and footpaths/cycleways along the Basingstoke canal. In this sense, would not other localities in the borough benefit more from better access? Again, it begs the question who is really benefiting from all these developments, when it appears that a large section of the existing Sheerwater community stand to be rehomed out of area (The very section of the Woking community, that have been described as experiencing higher levels of deprivation, and therefore whom benefit greatly from already being in very close proximity to all these existing services, facilities and open spaces).

- Improvements described, could be just as easily applied to any area in Woking.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

By all means make improvements to facilities and services, but not at the expense of those who already live here and whom most likely won't actually benefit themselves from the improvements.

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Page 754
Objective 3.

If the objective is to reduce vulnerability to flooding and harm from flooding on public wellbeing, the economy and environment, it does not seem to follow that the proposals are considering building houses on areas that are already highlighted as at risk of flooding. Should not other areas in the borough be considered first that are not already at risk of flooding? Choosing to build on these at risk areas, may be directly putting the public's wellbeing at risk, as well as financial wellbeing in terms of possible flood damage and insurance implications. Therefore I would argue that the implications of these proposals should surely score a negative rating in short to long term goals.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Properly evaluate alternative sites for development, or a smaller scale regeneration that does not require development on at risk flood plains.

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Page 755

Objective 4.

The objective is to reduce poverty, crime and social exclusion and to reduce the levels of deprivation that may be experienced within the Sheerwater community, however, it would seem the aims of this objective are in conflict with the aims of objective 1. If the desired outcome of the regeneration proposals in objective 1, are to change the demographic of Sheerwater, by focusing on 'family affordable homes', that are attractive to a wealthier/ less deprived section of woking community, then it would appear that the root issues of health and wellbeing inequalities that some existing Sheerwater residents may experience are not actually being tackled, rather these sections of the community are likely to be dispersed within the borough, and the change in demographic of sheerwater then gives the appearance that the issues of deprivation etc. have been tackled.

I would suggest in this instance, the current proposals do not appear to make actual efforts to improve the inequalities that the current residents of Sheerwater may experience, it's just moving a large number of them out! This in fact, could further disadvantage them, as being moved away from existing community bonds and social networks, means they may be further socially excluded, more disillusioned, lack even further a sense of control and community, and actually lead to increased poverty, criminality, and a destroyed sense of wellbeing!

- The positive contributions expected to be made in terms of additional employment, would be applicable to any site that was developed upon, so doesn't specifically lend to Sheerwater itself.

- If smaller regeneration took place, i.e. some of the badly in need flats on Dartmouth avenue, then a sense of a 'making better our community', could be established, benefits that would actually benefit the existing residents. It might be possible to encourage local 'out of work' residents to get involved and contribute to their community, in this way, the benefit of increasing employment opportunities still exists, and may in fact lead to new skills being learnt, and increased confidence to continue to seek employment. This may also bring about a better sense of control, ownership and pride within their community, and develop better relationships. This all could have a very real and felt positive impact on those described as most at need. I would suggest this would go much further in actually positively impact the issues of poverty, crime and social exclusion.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

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Site UA32 Sheerwater Priority Place Woking
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Environmental objectives: protecting and enhancing our natural, built and historic environment.
Page 757
Objective 7,9 &11

The comments made in regards to minimising air, light and noise pollution, do not appear to be backed up by legitimate evidence, and there appears to be no clear, evidence based, effective mitigating measures discussed.

- Public transport networks have already been improved and access to various services and facilities already available on foot. Not only the actual process of a redevelopment of this scale negatively impact air, light

and noise pollution, it also has long standing ramifications too.

- A new leisure centre will increase noise and light pollution, not just for local residents but the local wildlife, including the conservation area and SSSI. The relocation of the athletics track, logically, would not adequately mitigate these issues. Furthermore, it could be argued that a new leisure centre, will actually attract more traffic into the area, thereby also serving to increase overall pollution levels.
- Local facilities and services 'should' reduce the need to travel by car – this isn't evidence based. It could be argued that the desired change in demographic to the area, will bring a denser population, with perhaps greater disposable income, perhaps greater access to vehicles, therefore less likely to use public transport in comparison to the existing general patterns of the community in Sheerwater. As such there would logically be an increase the volume of traffic, congestion and associated air, light and noise pollution – As such, surely a negative score would be more appropriate as there will be an increase in carbon emissions.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to that are in need. the site boundary)

Smaller scale regeneration of accommodation and facilities that are in need.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

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Page 758
Objective 9 &10.

Clearly, a development of this size will have a hugely negative impact on the natural biodiversity of the area. As stated, the conservation area surrounding the Basingstoke canal SSSI is currently in an 'unfavourable but recovering' condition. Therefore for disturbance to the site, on the scale intended would only serve to weaken and destroy further the delicate balance of biodiversity in the area.

There appears to be little evidence base to the suggestions made with this objective;

- 'Careful design and mitigation measures will be required to ensure there is no adverse impact on local biodiversity' – Surely, if there were to be a true effort made to conserve and protect the local biodiversity that Sheerwater enjoys, then surveys, evidence and advice should have already been gathered, so that the findings could aid the development of the layout and design of the regeneration, so that the negative impact to the environment could be minimised.
- Improvements to open space and green infrastructure 'should' provide opportunities to enhance/create biodiversity within the site area. Again, where is the evidence base for this? As I understand it, there will be an actual loss of green space available and it will be more fragmented, existing habitats will be lost and increased levels of a variety of pollution sources will have a detrimental effect on the local biodiversity and protected areas and species.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Detailed surveys completed and advice sought to aid in protecting the biodiversity of Sheerwater. A smaller scale regeneration that minimises the impact on the local environment and pollution levels.

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Page 761
Objective 14.

As the Sheerwater site has the Basingstoke canal (Conservation site, SSSI) running parallel/through it, it is clearly at risk of water contamination during and post construction. This risks negatively impacting the not only the quality of the water, but also will have a knock on impact on those habitats and species that live in and around the canal. As such, would there not be a more suitable site within the borough that does not pose such risks to our established waterways, or that a smaller scale regeneration would be more suitable in order to protect and minimise the risks to the watercourse, of contamination.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Better evaluation of alternatives to current proposals including evaluating more suitable sites within the borough that do not pose such risks to our established waterways, or that a smaller scale regeneration would be more suitable in order to protect and minimise the risks to the watercourse, of contamination.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Sustainability Appraisal Report

Sustainability Appraisal has been undertaken to consider the likely significant effects that the draft Site Allocations development plan document (DPD) might have on the Borough in environmental, economic and social terms.

Section of the Sustainability Appraisal

3 Sustainability Appraisal Process

Would you like to
Please explain your comments

Objecting
Unfortunately as these documents were not sufficiently shared and raised to the attention of the public and specifically Sheerwater Residents, whom may be directly impacted by the issues and objectives raised. As such, the late awareness raised only by the Sheerwater Residents forum, means that I have not had sufficient time to properly read through, digest and respond fully to issues raised.

Proposed modifications - please explain what changes you consider should be made, if any

A more open and transparent form of circulating the information within these documents, in good time of the deadline for submitting comments. I.e. emails alerting residents to the publication of such documents, and or papercopies supplied to those without the internet.

If you would like to comment on another part of the consultation document, please select the 'Add' button below.

General comment or suggest a new site

This section is for general comment not covered by the previous pages.

Any other comments

As, we have not had sufficient time to fully read and digest the information, comments and feedback has had to be rushed and may not be fully explained in places, but we have tried our best to provide full explanations of our issues, within the time we had. More effort should have been made to raise awareness of these documents and the deadlines. It is not sufficient to upload them onto the internet or place an obscure advert in local paper. The general public and specifically local Sheerwater residents would not be looking out for such documents as they would not be aware in the first place that such documents were being publicised, and were

available for them to read and raise comments to.

Thank you for taking the time to respond.

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

What will happen next?

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.