

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*	Mr
First name*	PAUL
Surname*	EGGINTON
House name and/or number	6
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU22 0NF
Email address*	
Street*	Hillside
Telephone number	
Locality	Local Resident
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 GB8 Nursery land Egley Road Mayford
Would you like to	Objecting
Please give us your comment	I am writing to lodge my STRONG OBJECTION as a local resident to removing GB8 and GB9 from Green Belt.
	Mayford and the area under review, has always managed to maintain, since before the Domesday Book, a semi rural feel despite the urban sprawl of Woking town centre's hunger to swallow it up.
	The small village of Mayford is one of the identifiable delights of our borough that forms part of our national identity of protecting our small villages and hamlets. These small villages are a rather unique aspect of Britain and one of the things that makes us the envy of the world.
	The Egley road fields (GB8 WGB020a of parcel 20) is the last remaining field that gives us an insight into a local farming history and one of the last remaining hopes of its return. It currently serves as a wildlife haven supporting

a broad diversity of wildlife and a number of legally protected species. It supports families of deer and a huge array of bird life, bats, reptiles and many more valuable species, a rather remarkable environment to have so close to a town. To lose this would be a crime of the greatest magnitude and strip the village of its identity.

It would not be aligned with any of the following directives from government:

Chapter 11 – Conserving and Enhancing the Natural Environment

o 5.33 Paragraph 109 states that "the planning system should contribute to and enhance the natural and local environment by:

1. • protecting and enhancing valued landscapes, geological conservation interests and soils;
2. • recognising the wider benefits of ecosystem services;
3. • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
4. • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

Any development or housing will fill in any green space between Mayford and Woking, thereby turning Mayford into a suburb of Woking and increasing greatly the risk of merging of Woking and Guildford – the whole purpose of the Green Belt. There appears to have been no consideration for preserving Mayford as a separate settlement to Woking, nor the impact on the character of the Village.

There also appears to have been no consideration to the impact on Mayford's infrastructure that the increased population will result in. More people mean more cars and more strain on the transport infrastructure. I note that there are no plans to upgrade the roads (some of which have no pavements) or railway bridges (which are all single lane) nor robust solutions to deal with the existing traffic problems on Egley Road. Houses cannot just be built in areas that have no supporting infrastructure – there will be gridlock. Prey Heath Road will become very dangerous as increased traffic to Worplesdon station will be weaving around people walking on the road (as there are no pavements).

Not only will the wildlife in the developed areas be wiped out, but also there will be increased risk to wildlife in our protected Heaths (Smarts Heath and Prey Heath) due to the proximity of the development.

Please reconsider your plans - what is currently planned will have a devastating impact to Mayford as a Village. Mayford is unique in the U.K. and is mentioned in the Domesday Book.

Woking borough currently has some of the worst statistics of all local boroughs when it comes to Green belt.

Borough of Guildford
Area 270.9 Square Kilometers
Population 142,000
Greenbelt 89%

Borough of Woking

Area 63.6 Square Kilometers
Population 100,000
Greenbelt 63.2%

Borough of Runnymede
Area 78 Square Kilometers
Population 76000
Greenbelt 79%

Borough of Waverley
Area 345.2 Square Kilometers
Population 120000
Greenbelt 92%

Woking borough currently has some of the worst statistics of all Surrey boroughs for population density.

Our district density is 1,554 people per square kilometer moving us to 108th district in the UK, higher than Sheffield, Gateshead, Dartford and Leeds.

Woking also has the worst farming statistics of the Surrey boroughs coupled with a blatant disregard to support farming. Removing areas of our green belt and green space will destroy any opportunity for future generations in Woking to benefit from local produce and the actual visual aspects of just simply seeing the natural process of farming in their borough. Most importantly it will also stop farming ever returning to the borough.

Now for Brownfield sites, no evidence (independently verified) has been produced to demonstrate that Woking Borough Council has exhausted Brownfield sites for development in the plan. Brownfield sites will continue to come on stream, as older developments need updating and replacing. Therefore, you cannot say that they are ever completely exhausted.

The Government has proposed a policy with reference to building and making more use of Brownfield Sites and Green Belt Land should Not be used, only under very extreme situations, Egley Road GB8 is Not an extreme case.

Increase in Traffic, Pollution, Flooding, Noise, Crime, Loss of Green fields and Escarpment Feature are more reasons why it should remain in Green Belt and development should not go ahead.

Green Belt areas were formed to preserve the natural beauty of our wonderful countryside, and all its wildlife which is a very important aspect of our survival, the more we take can only lead to our downfall, and irretrievable situations for future generations of children.

I therefore object to removing this land from Green Belt. In the report Peter Brett set out 3 options in which it stated:

'If the council wishes to give priority to the most sustainable location for new development, the report recommends Option 3 to be the most appropriate.'

i Option3. Bring forward parcel 4 first. This would provide 550 dwellings on its own, with 42 additional dwellings which would need to be provided after 2027. All the remaining parcels and sites would then be safeguarded for the period 2027 - 2040. Parcel 7 could be included within the safeguarded area to ensure deliverability and provide flexibility, but investigations would need to be undertaken in regard to its potential availability.

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

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 GB7 Ten Acre Farm Mayford
Objecting
I strongly object to the proposal to increase the number of Traveller Pitches on this land. Currently, . Mayford already provides a major contribution towards the Traveller Community. There is no justification for further expansion in Mayford. Additionally, Ten Acre farm is adjacent to Smarts Heath Common, an SSSI, used by residents of Mayford for leisure purposes. Any increase in the present Traveller site of five caravans at 10 Acre Farm would decrease the visual amenity and character of the area and also increase risk to wildlife due to increased number of domestic animals in close proximity. Over the years successive Planning Inspectors have refused applications on this site because they reduce the openness of a Green Belt area.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)
Woking's Traveller sites are concentrated in one part of the Borough – Hatchington, Burdenshott Road (one mile from Ten Acre Farm), Ten Acre Farm, Mayford, and Brookwood Lye (three miles from Ten Acre Farm)

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 SA Tables Green Belt sites

Would you like to
Please explain your comments
Proposed modifications - please explain what changes you consider should be made, if any
Objecting

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
Please see GB8 (Nursery land adjacent to Egley Road) and GB9 (Woking Garden Centre, Egley Road) comments

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.