

Site Allocations Consultation

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To: Planning Policy

To:

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From:

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I am a resident within Woking Borough.

I wish to register my objection to the proposal to release land surrounding West Hall, Parvis Road, West Byfleet from the Green Belt.

Woking Borough Council is proposing that land from the green belt at West Hall be released to allow housing to be built. Access to the housing will be from the Parvis Road. It is suggested that 592 dwellings could be built on the West Hall site.

There is currently a proposal to build 157 dwellings on the neighbouring Broadoaks site along with an independent school for 900 pupils. Access to the Broadoaks dwellings and proposed independent school would also be from the Parvis Road.

The road cannot cope with the current level of traffic.

The Secretary of State should not release land from the green belt for housing at the West Hall site until it can be clearly shown that the traffic problems on the Parvis Road will be solved. The true costs to solve the traffic flow problems along the Parvis Road are immense. To remedy the problem might well involve widening the railway arch at Camphill Road, widening the canal bridge at Scotland Bridge Road, widening the railway arch at Byfleet Road and other measures within the wider area to allow the more ready flow of traffic. Woking Borough Council has not said how the traffic problems at Parvis Road will be solved nor who will pay for the road improvements. It could be argued that the costs for effective road improvements should be carried by the landowner who, it could be argued, stands to make an exceptionally large gain in value if the land at West Hall is released from the green belt. A better argument would be that West Hall is not released from the green belt. It is premature of WBC to propose the release of the West Hall site without clearly disclosing the true cost to the public purse of the road improvements necessary or, indeed, whether the traffic problems along the Parvis Road could be resolved.

In the WBC profile of West Byfleet it lists the number of households as 2320. The proposals for 592 dwellings on the West Hall site and 157 dwellings on the Broadoaks site would increase the number of households by 749 to 3069. This is an increase of 32%. Given that other dwellings will be built elsewhere in West Byfleet, the population of West Byfleet is scheduled to increase by a third.

The Infant and Junior Schools in Camphill Road are already increasing their intake from two forms of entry to three to account for existing demand. They will not be able to cope with the increase in population that the development at West Hall would bring.

Releasing land at West Hall would trigger the need to build a new primary school somewhere in West Byfleet. Woking Borough Council has not identified such a site within West Byfleet. Indeed, it could be considered a flaw in the proposals that WBC is focusing on the provision of housing but not making clear to the public how the provision of state funded primary school places will be achieved. It could also be argued that WBC is not stating clearly to the public the financial cost that will be carried by the state either through costs to Surrey County Council or to the Department for Education to ensure a sufficient number of primary school places in West Byfleet. Primary school places need to be near where people live. Any attempt to 'solve' the problem by building primary school places out of the West Byfleet area would simply compound the traffic flow issues outlined above.

Increasing the population of West Byfleet by a third would also require the provision of additional state funded secondary school places. Where would these places be, what additional capital costs would be needed to provide such places and who would carry such costs? If the places are not close to West Byfleet, what would be the transport implications?

- WBC has not stated clearly the financial costs to the public purse for the necessary road and school infrastructure that would be needed if the West Hall site were to be released, nor have they stated how the infrastructure improvements could be realised or who would incur the costs. Given the existing failure of the Parvis Road and the lack of space for new primary school places within West Byfleet, it is evident that West Hall should not be developed.

- WBC has not made the case for the 'exceptional' need as to why West Hall should be removed from the green belt. West Hall serves as a buffer between Byfleet and West Byfleet and prevents neighbouring towns merging into one another.

Dr David Fisher