

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) ___Mr_____

First name Roger

Surname Gahagan

Position (if applicable) _____

Organisation (if applicable)_____

House name and/or number ___5_____

Street ___Orchards Close

Locality _____

Town___West Byfleet

County ___Surrey

Post code ___KT14 6SG

Email address: ___[REDACTED]_____

Telephone [REDACTED]

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

Resident of Woking Borough

Someone who works in Woking Borough

- Someone who visits Woking Borough
- Someone representing a group or organisation

- Planning / land agent
 - Developer
 - Other (please specify)
-

- Owner of land in Woking Borough

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 15,12,13

Section title ___Green Belt Boundary Review Sensitivity Test, __Strategic Transport Assessment 2015

Page number _____

Paragraph number _____

Are you? Supporting **Objecting** A combination of these Neutral

Your comment

The documents that we are invited to comment on make no mention of suitability of the existing infrastructure to support the proposed developments. In particular the West Hall development (GB15) and the ability of the A245 to handle the anticipated increase in traffic.

The Woking Borough Local Plan 1999 contained the following statement:

The A245 (Sheerwater Road/Old Woking Road/Parvis Road) is a major route passing through the area. It provides good road connections with other areas of the Borough and beyond and suffers from heavy traffic, particularly at peak times. As well as being inconvenient for road users, this can damage the quality of the environment in the area. To address these issues, the Local Plan:

- supports the implementation of a route management study for the A245 by Surrey County Council, which will establish and examine the needs of all road users whilst taking account of environmental considerations (MV26). (*Note: a scheme of improvements has been drawn up to improve conditions on Parvis Road*)

These improvements were implemented in 2000 and were abandoned as dangerous shortly afterwards, their remains are still visible on the Parvis Road at the Brooklands roundabout in Byfleet. Since then there has been no attempt to improve the road despite the development of 240 additional dwellings in West Byfleet and considerable additional office development on the Brooklands estate e.g. the Velocity project, a 105,000 sq. ft. office block.

Without considerable improvement to the transport infrastructure a development on the scale of the West Hall project cannot sensibly be contemplated, such improvement would require much more than a cycle path and a few buses which would be subject to the same traffic constraints as the residents vehicles..

I attach an analysis of the Strategic Transport Assessment 2015 which shows that of the 156 vehicle movements in the peak hour attempting to leave the West Hall Development in a westbound direction, only 46 succeed. The eastbound figure is not available due to the method of reporting used but the ability of traffic to turn right at the roundabout is unlikely to be greater than that turning left.

This implies that more than 70% of residents who wish to are unable to drive to work or deliver their children to school, which is surely unacceptable.

The report also shows that the West Hall development (Scenario F) has a large and somewhat unexpected impact on Coldharbour Road and Newark Lane in Pyrford which are both totally unsuitable for large volumes of traffic. If the effect of Scenario E is taken into account these impacts are greatly increased and for this reason a traffic assessment of both scenarios combined is essential.

The analysis within the original report is superficial in the extreme concentrating on the overall effect in the whole of Woking Borough expressed as statistical averages rather than analysing the local effects of individual developments, it is also complacent as it assumes the current state of transport within the borough is satisfactory.

Together with the attached detailed analysis an extract of the relevant tables is attached for easy reference.

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).