

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 __Peter_____

Surname __Hinde_____

Position (if applicable) _____

Organisation (if applicable)_____

House name and/or number __Pine Corner_____

Street __ Elmstead Road_____

Locality __West Byfleet_____

Town_____

County __ Surrey_____

Post code __KT14 6JB_____

Email address _____

Telephone _____

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

- | | |
|---|--|
| <input type="radio"/> Resident of Woking Borough | <input type="radio"/> Owner of land in Woking Borough |
| <input type="radio"/> Someone who works in Woking Borough | <input type="radio"/> Planning / land agent |
| <input type="radio"/> Someone who visits Woking Borough | <input type="radio"/> Developer |
| <input type="radio"/> Someone representing a group or organisation | <input type="radio"/> 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 16 _____

Section title _West Byfleet Ward Site Allocations _____

Page number _1635 to 1647 _____

Paragraph number _____

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

Your comment

I do not have an issue with the development of the Broadoaks site for mixed housing. However the residents of West Byfleet have been briefed by Octagon Developments Ltd on a proposal that would include a 900 pupil independent school. While it is recognised that this is not yet an approved development plan, my comments below on the West Byfleet Ward Site Allocations document on GB16 include some comments on the school, as this could have a major impact on traffic flows along Parvis Road.

Paragraph 5. It states that the development would help to support existing services and facilities in the community. Quite the opposite is the case. The development will put additional strain on current education facilities and health services. It would certainly reduce the opportunity for current residents to access GPs and health facilities in West Byfleet. The only mitigating measure does not address health or education issues at all. The development of schools and health services for any increase in the number of residents is key and this would need to be included in any plan. It is ignored.

Paragraph 15. A major problem with this proposed development is the impact on traffic flow along Parvis Road. The Broadoaks development is being looked at in isolation when it must be considered along with GB 15 (West Hall) and GB4 (Byfleet) as each will require its own access onto Parvis Road (roundabouts or traffic lights) and will cause a significant increase in traffic and disruption to traffic flow and increase journey times through West Byfleet in all directions. Parvis Road is already recognised as category F (overloaded) and this development along with others planned in the Borough will turn it from a busy road into a significant obstacle to travel. Several Transport Assessments have been conducted and asking for another, without recognising the potential impact in the document, is disingenuous. The development plans for Broadoaks includes the proposal by Octagon Developments Ltd for residential development and a 900 pupil school. This school, with some 100 teaching and support staff, means there will be an additional 1000 people accessing the site morning and evening, many in cars with some on bicycles and some pedestrians. This will require additional pedestrian/cycle crossing points in addition to any roundabout and would add to delays along Parvis Road. A school is not appropriate for this site.

Paragraph 17. A positive score is given to the impact on the local economy. However if Parvis Road becomes an obstacle to East-West movement, the opposite is just as likely. Some major businesses may

move elsewhere if access becomes more difficult/slow and small businesses could suffer from reduced trade. The Council is failing to recognise the real traffic issues that are likely to occur. A more realistic approach is needed, limiting the development allowed along Parvis Road.

The document gives far too positive a spin to this development, which will have a major impact on local services and will significantly impact on traffic flows in the area. It is not a realistic or truthful assessment of the case. Three development along Parvis Road (GB 4, 15 and 16) should not be allowed as this will add an unacceptable strain and overloading of the local road system. Broadoaks is the most suitable site to develop of these three, but a school should not be included.

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

Note that the development of Broadoaks should not include a school.

These comments are page 2 of 2 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).

