

# 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](http://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](mailto: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"/> <del>Owner of land in Woking Borough</del> |
| <input type="radio"/> <del>Someone who works in Woking Borough</del>          | <input type="radio"/> <del>Planning / land agent</del>           |
| <input type="radio"/> <del>Someone who visits Woking Borough</del>            | <input type="radio"/> <del>Developer</del>                       |
| <input type="radio"/> <del>Someone representing a group or organisation</del> | <input type="radio"/> <del>Other (please specify)</del>          |
- 

If you are an agent representing another party, please state who:

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**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](mailto: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 \_\_\_\_\_

Section title \_West Byfleet Ward Site Allocations \_\_\_\_\_

Page number \_1621 to 1634 \_\_\_\_\_

Paragraph number \_\_\_\_\_

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

### Your comment

This whole section, in common with the rest of the document, is slanted to provide a positive or neutral outcome to the development. The potential negative impact on roads, schools, the West Byfleet Health Centre have been largely ignored. There is no indication in the documentation that the Department of Health or the Department of Education has been consulted about the provision of additional health or education facilities or that the Council has any idea of how this might be met. The document is misleading and a proper balanced assessment has not been carried out.

**Paragraph 2.** It cannot be assumed that this new housing will be better for any resident than where they currently live, nor that it will be beneficial for their health. It could be worse. It's a false assumption. Health won't be improved if the West Byfleet Health Centre is overloaded and appointments are harder to get. It already takes 2 weeks to get a routing GP appointment. It is well known by long term West Byfleet residents that the land around West Hall floods. This will be detrimental to health and well being and has been ignored.

**Paragraph 3.** Despite local knowledge of the risk of flooding and the Environmental Agency assessed 10% risk, the Council have given this a neutral score. This cannot be correct. Insurance companies would rightly be concerned about insuring houses on this development. Site layout and design will not prevent flooding unless the land is significantly raised.

**Paragraph 5.** Overall the document states that there would be a negative impact on accessibility to all services and facilities. Yet it also states that the development would help to support existing services and facilities. It is contradictory. There would clearly be a negative impact on health and education facilities, but there is no indication of how this would be addressed. There would have to be concurrent development of new housing and matching schools and additional Health Centre facilities. The plan is incomplete without stating how this would be achieved. If new schools or additional classrooms would be required (which they clearly would be), then there needs to be a plan showing how this can be achieved. It is ignored and demonstrates a weakness in the overall approach. The current facilities in West Byfleet could not cope with the influx of some 3000+ people from this development, Broadoaks (GB16) and Pyrford (GB12) over the next 12 years.

**Paragraph 15.** A major problem with this proposed development is the impact on traffic flow along Parvis Road. The West Hall development is being looked at in isolation when it must be considered with GB 16 (Broadoaks), GB4 (Byfleet) as each will require its own access onto Parvis Road (roundabouts or traffic lights as well as pedestrian crossings) will cause a significant 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 real impact of this development, is disingenuous.

**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 and small businesses could suffer from reduced trade. The Council is failing to recognise the real issues that are likely to occur. A more realistic approach is needed.

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. I strongly object to the proposal for the development of the West Hall site and urge the Council to be more realistic in its approach and recognise all the problems this development will bring.

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

Remove the proposed West Hall development from the list of Green belt land to be developed as it is unsuitable.

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).