

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: Dr

First name John

Surname Hook

Position N/A

Organisation N/A

House name and/or number 5

Street Kemishford

Locality Mayford

Town Woking

County Surrey

Post code GU22 0RL

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

Owner of land in Woking Borough

- Planning / land agent
 - Developer
 - 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 ___ GB8 GB9 GB10 GB11

Section title _____

Page number _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

Arguments against Developing Green Belt (relevant to GB8, GB9, GB10, GB11)

National Planning Policy Factors:

- National Policy states that Green Belt boundaries should only be altered in “exceptional circumstances” – this has not been proved by Woking Council, especially as Policy clearly states that “housing need – including for Traveller sites – does not justify the harm done to the Green Belt by inappropriate development.”
- No evidence (independently verified) has been produced to demonstrate that Woking Council has exhausted Brownfield sites for development in its Plan
- The Green Belt Review incorrectly dismissed the Green Belt Purpose “To preserve the setting and special character of historic towns” stating that “Woking is not considered to be a town that has a particularly strong historical character” – however Mayford does have a strong history and is mentioned in the Domesday Book.
- Green Belt land in Mayford is fundamental to the physical separation of Woking, Mayford and Guildford – this is incorrectly classified only as “important” in the Green Belt Review
- There is only two miles between the Mayford roundabout and Slyfield, which results in a high risk of coalescence between Woking and Guildford should Mayford develop further

- Woking Council openly states that it considers land available for development (for example owned by the Council or a Developer) as more “viable” for removal from the Green Belt – the ownership status of land has no bearing on whether it should be Green Belt or not.

Landscape and Environmental Factors:

- The Green Belt Review was worryingly inconsistent in its approach as it identified areas of land not to be considered (due to a number of constraints), however it then proceeded to recommend land that contained these constraints (Mayford included). The Brett & Associates Report rejected the 10 Acre Site as a Traveller site.
- Land relating to Special Protection Areas (including a 400m buffer) was excluded from consideration of the Green Belt Review to protect endangered birds. Prey Heath and Smarts Heath are SSSIs (Special Sites of Scientific Interest) and are designated by Bird Life International as “Important Bird Areas” and therefore should also have buffers applied for the same reason.
- The Mayford Village Society is currently pursuing the inclusion of Prey Heath and Smarts Heath into the Thames Basin Heaths SPA (Special Protection Area) which, if successful, will result in a 400m development buffer zone within which development is not allowed.
- Land North of Saunders Lane includes “Escarpments and Rising Ground of Landscape Importance” (1999 Local Plan Policy NE7 –referred to as CS24 in the Woking 2027 submission) and therefore should not be considered for development.
- The Green Belt Review proposes to change boundaries without a Landscape Character Assessment this questions the validity of the Review and suggests why areas of landscape importance NE7/CS24 have been ignored.
- Areas of Mayford are recommended to be released from the Green Belt on the basis of “creating a defensible Green Belt boundary” – “strong” boundaries are considered to be motorways, district roads, railway lines, rivers, prominent physical features, protected woodlands – the proposed changes would in fact make a weaker boundary due to removal of the escarpment
- The Green Belt Review indicates that a school on Egley Road would maintain the openness of the area, however this is misleading if the school is merely a Trojan horse as a precursor to housing on fields either side of the school later on.
- Mayford is a key area for the absorption of rainwater to alleviate flooding. Developing on the land proposed will increase surface water and increase flood risk to surrounding properties.

Infrastructure Factors:

- The Green Belt Review recommended Mayford on the basis of the ease of access to Woking Town Centre, stating that it takes 7 minutes to travel from Mayford to Woking. The report acknowledged that this was estimated using Google Maps timings. At peak hours the actual travel time can be over half an hour.
- Mayford has a very poor road network. Roads are narrow and most are unlit at night with few pedestrian footpaths. Traffic is gridlocked in the Village at peak hours. This will be further adversely

affected by traffic from 550 new homes being built on Mayford's boundary at Willow Reach and Kingsmoor Park. The proposed school for Egley Road will further exacerbate this situation.

- Mayford has a poor public transport system with limited bus services.
- Worplesdon Station is inaccessible with unlit pedestrian footpaths leading to and away from the station.
- There are three single line bridges, two with traffic lights in the village. Those on Smarts Heath Road and Hook Hill Lane service the area proposed to be developed - neither could handle additional traffic. The third services Worplesdon Network Rail station which would notice a major increase in congestion.
- The Green Belt Review recommended Mayford on the basis of proximity to a "Local Centre", however, other than a Post Office and Barbers, Mayford has no supporting infrastructure in the form of shops, doctors, dentists, medical facilities, or schools. Residents living on any major development in the Village would be isolated unless they have a vehicle.

It has also been brought to my attention the proposal for housing, roads, flooding risk & the football club in Guildford. The football club and new pitch/s are to move to Salt Box Road with associated additional traffic. Slyfield Industrial Estate is to be expanded. **Also planned are 1,000 new homes are to be built around the Slyfield Industrial Estate.** As this is part of the Guildford DPD it has not been disclosed to Woking residents and **certainly not to residents of Mayford. The traffic movements from 1,000 houses at Slyfield travelling on the A3 through Mayfield is significant and gridlock inevitable.**

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 5 of 5 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).