

# Site Allocations DPD consultation online questionnaire.

## About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see [www.woking2027.info](http://www.woking2027.info)).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see [www.woking2027.info](http://www.woking2027.info))

If you have any questions about completing this form please contact the Planning Policy team by email on [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or telephone on 01483 743871.

## Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

## Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

## Contact Details

Title*	Mr
First name*	Robert
Surname*	Kiefer
House name and/or number	Heatherfield
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	KT146PL
Email address*	[REDACTED]
Street*	Dartnell Avenue
Telephone number	[REDACTED]
Locality	West Byfleet
Please select your status or that of any party your are representing	<input checked="" type="checkbox"/> Resident of Woking Borough <input type="checkbox"/> Someone who works in Woking Borough <input type="checkbox"/> Someone who visits Woking Borough <input type="checkbox"/> Someone representing a group or organisation <input type="checkbox"/> Owner of land in Woking Borough <input type="checkbox"/> Planning / Land agent <input type="checkbox"/> Developer <input type="checkbox"/> Other (please specify)

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 this box

## Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations	Site GB16 Broadoaks West Byfleet
Would you like to	Objecting
Please give us your comment	It is my understanding that this plan involves a change of use for this site from Office and Research Park to employment led mixed use. The original plan allowed for some 600 cars and included a new roundabout as an "appropriate mitigating" traffic measure. The transport assessment that this was based on is seriously out of date not taking into account the additional development that has taken place since this assessment was done. There is no doubt that the burden on Parvis Road has increased during this period and the addition of traffic lights and changes in traffic light cycles have increased congestion. I understand from the meeting at St. John's Church in West Byfleet that a determination has been made that the proposed development of 124 houses and a 900 pupil/150 staff school will not generate additional traffic substantially different from the original (and currently allowed) use. This determination seems to be based on a measuring system that has been maxed out in terms of level of service ratio and flow to capacity. To

the layperson this seems to be saying that if you are already on fire more fuel is of no consequence.

I, in no uncertain terms, believe that a new transport assessment needs to be done and if the current measuring system is inadequate or not capable of reflecting the reality of the situation that an improved system be used. Once this new transport system assessment has been done there should be further public consultation. When this was suggested at the St. John's meeting the representative from WBC indicated that this costs money and wouldn't be done as what they had was sufficient.

Along with other members of my family I suffer from asthma and having lived in West Byfleet for more than 25 years can, with certainty, say that the amount of dust generated by the M25 has increased and that this combined with the additional pollution generated by ever more cars and congestion is a health threatening issue. I do not see anywhere in the DPD that any consideration has been given the health and well being of West Byfleet residents (and the additional children that a new school would bring).

The change of use of Broadoaks will also increase the burden on local services including what is already an over capacity health clinic. No serious investigation of this appears to have been done - from what we were told at the meeting there was a call made to ask if Parishes Bridges clinic could service additional patients to which there was a yes reply - please remember that this is a partnership of doctors who make money off of the number of patients they serve not an an altruistic organisation.

Looking at the need to change the use of Broadoaks without considering the Woking2027 development that could include West Hall, places an unfair burden on the residents of West Byfleet. If I read the Executive Summary of the DPD correctly, of the 5000 dwellings that Woking has committed to build between now and 2027 only 500 need to be build on greenbelt land. To contemplate building 700+ new dwellings on changed use land in West Byfleet is unconscionable.

During the meeting at St. Johns we were steered by the WBC representatives to believe that the Broadoak change of use was all but grandfathered and that any consequences of the change had been evaluated and found to be immaterial. We are all aware that WBC has committed to 5000 new dwellings in the next 12 years. If this is the case then the Broadoaks change of use needs to be considered in bigger picture of Woking 2027 including the potential development of the nearby West Hall area. If the total of 500 dwellings indicated by the Executive Summary that need to be built on greenbelt or changed use land are distributed to all of the potential sites rather than compressed into only a few areas it is much more likely that residents will support the plans.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations  
Would you like to  
Please give us your comment

Site GB15 Land surrounding West Hall West Byfleet  
Objecting

Having attended a community meeting at St. John's church in West Byfleet and read through some of the DPD documents it is proposed to allow the residential development of greenbelt land near West Hall in West Byfleet. Based on information given to us at the meeting by representatives of WBC the owner of West Hall was approached by WBC with an offer to propose the removal of this land from greenbelt to allow residential development as part of the Woking 2027 plan. The

caveat was that this change would only be put forward if 592 dwellings were built on the land.

As a long term resident of West Byfleet I can personally attest to the high level of traffic congestion on Parvis Road as well as surrounding roads . When we broached this subject at the meeting we were given two metrics concerning the traffic, - the measure of Level of Service (LOS) and Ratio of Flow to Capacity (RFC). At peak time the LOS for Parvis Road is F - the lowest possible score and the RFC is 1.61 - with anything above 0.85 being at full capacity. According to the Strategic Transport Assessment the development at West Hall will add some 420 vehicles to Parvis Road at peak time (at four metres per car this is 1.6 kilometers of car added to already stop and go, bumper to bumper traffic). Oddly, the metric for LOS is still F and the change to RFC is a "minor" increase to 1.68. Rather than look at measurement systems that obviously cannot cope with what they are trying to measure just imagine this 1.6 kilometer queue of cars plus those that will accompany the Broadoaks development (likely to be close to this amount again) and figure out where it is going to fit.

Accompanying this car park scenario is the further degradation of the already poor air quality resulting from the M25. Why WBC does not feel that this health threat merits a survey to quantify the risk is puzzling. Perhaps they already know how bad the result would be.

The additional traffic is not the only burden that West Byfleet and Byfleet residents are being asked to carry as already stretched health care and poor public transport will need to cope with what is likely to be 1000+ new residents. Based on the documents and comments made by the WBC representatives at the meeting there are no known plans to address these eventualities other than a vague promise from Surrey and Central governments that they will be dealt with.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Based on the Draft Site Allocations DPD Draft Sustainability Appraisal Executive Summary there are 500 dwellings that need to be built on greenbelt. To propose that more than this amount be put in one spot that has zero capacity to accommodate it makes no sense. The burden should fall equally on all residents.

If this development is to be contemplated it is incumbent on the planners to show that demonstrably adequate mitigating measures can be implemented that will offset the unreasonably onerous burdens - leaving this to developers to propose when it is vital to the well being of borough residents is disingenuous on the part of those that are being paid to consider all alternatives and treat all borough residents with equanimity. This should be done as part of the draft document not as a follow on in the vain hope that there actually are such measures.

Also, please explain to those affected by these proposed developments why the current owner of West Hall has been told that it is 592 dwellings or none - if this isn't the situation then change the proposal so that a much smaller proportion of the 500 homes that need to be built on green belt borough wide are placed in West Byfleet.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

## **Sustainability Appraisal Report**

Sustainability Appraisal has been undertaken to consider the likely significant effects that the draft Site Allocations development plan document (DPD) might have on the Borough in environmental, economic and social terms.

Section of the Sustainability Appraisal

11 Sustainability Appraisal Methodology

Would you like to  
Please explain your comments

Objecting  
The metrics employed in the Transport assessment are inadequate and unable to reflect a true state of affairs at the extreme end of the scale.  
Broaden the metrics or give scope to illustrate the likely situation in terms that can be easily understood by a layperson.

Proposed modifications - please explain what changes you consider should be made, if any

If you would like to comment on another part of the consultation document, please select the 'Add' button below.

## Sustainability Appraisal Report

Sustainability Appraisal has been undertaken to consider the likely significant effects that the draft Site Allocations development plan document (DPD) might have on the Borough in environmental, economic and social terms.

Section of the Sustainability Appraisal

16 Cumulative impacts

Would you like to  
Please explain your comments

Objecting  
The likely consequences of a development or series of developments should be contemplated and enumerated. Lengthening queues of traffic, increased waiting time for health care, additional burden of infrastructure construction.

Proposed modifications - please explain what changes you consider should be made, if any

A plain language summary of the probable consequences of a development or series of developments should be made easily available - trolling through web page after webpage or PDF after PDF is beyond a large percentage of those who should have a say in development plans.

If you would like to comment on another part of the consultation document, please select the 'Add' button below.

## General comment or suggest a new site

This section is for general comment not covered by the previous pages.

Any other comments

## Thank you for taking the time to respond.

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

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## What will happen next?

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.