

Fwd: PUBLIC CONSULTATION - COMMENTS ON PROPOSED DEVELOPMENT BROADOAKS, WEST BYFLEET

Yahoo [REDACTED]

Sent: 30 July 2015 08:37

To: Tracey Haskins; Planning Policy

Cc: Helen Leckey [REDACTED]

Resent

Sent from my iPad

Begin forwarded message:

From: Yahoo <[h\[REDACTED\]](mailto:h[REDACTED])>

Date: 27 July 2015 11:38:17 BST

To: [REDACTED]

Subject: Fwd: PUBLIC CONSULTATION - COMMENTS ON PROPOSED DEVELOPMENT BROADOAKS, WEST BYFLEET

Dear Sirs, I tried to complete my comments on the www.woking2027.info interactive map but the "Submit" function did not appear to work (no confirmation of receipt was received) and as per my conversation with Tracy Haskins this morning these were not received so I set them out below and you assure me they will be considered. Please confirm receipt, thank you.

I am writing in connection with the proposed Broadoaks development at West Byfleet – comments due by 31 July 2015.

My concerns are numerous but I will try to condense as follows, focusing primarily on Broadoaks for now as that is the most pressing with consultation closing on 31 July 2015, but Broadoaks cannot be looked at in isolation of the other proposed developments in West Byfleet (West Hall) and Pryford (Aviary Road, Upshot).

- 1. Traffic:** Who has looked and considered the impact on local traffic as a result of these developments? Parvis Road (the only entrance and exit for the Broadoaks and West Hall) can best be described as a car park in peak times (incl school and business peak times) frequently bringing West Byfleet to a standstill and impacting all local roads such that traffic cannot exit Highfield Road into Pryford Road left or right and that must be similar for other roads (eg: Coldharbour Road). What will the impact be with the addition of a 900 pupil school (pick up, drop offs, staff and sixth form cars) and 150 dwellings at Broadoaks AND 592 dwellings at West Hall and 423 dwellings (Pryford)? What is the traffic impact and how will it be addressed? This is a fundamental question for the viability of the whole project and appears to be ignored.
- 2. Dangerous traffic:** Parvis Road is an already dangerous road and my own road is currently dangerous with cars reversing out of driveways as traffic comes round the bend. The increase in traffic as cars seek to avoid the traffic lights in West Byfleet will exacerbate this.
- 3. School:** What is the rationale for a 900 pupil secondary school in West Byfleet? WBC needs to provide justification for this.
- 4. Green belt:** Why is West Byfleet losing up to 90% of its green belt which I thought was protected? This is shocking for those of us who enjoy living in the area with (currently) a little green space and wildlife. Why is any brown field not being used and other run down areas recycled? This will lead unrestricted sprawl of built up areas, the merger of West Byfleet and Byfleet and Pyford and lead to the loss of the character of our towns.

5. **Environment and flooding:** Who has done an environmental impact assessment on the impact on the local area. What will happen to the wildlife like deer in the fields? Further the area regularly floods – What is the flood alleviation plan?

6. **Schools:** How will the local primary schools support the additional head count of the proposed developments?

7. **Health care:** How will the West Byfleet Health Centre support the additional head count?

8. **Consultation:** The amount of notice of the Broadoak development, given the impact, seems woefully short indicating a need to push thought without thoughtful consultation and assessment.

I look forward to hearing from you and to know that these concerns are being addressed.

Thank you.

Yours sincerely

Helen Leckey

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