

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 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).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see 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 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*	Mrs
First name*	E
Surname*	Leese
House name and/or number	98
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	Kt14 6qd
Email address*	[REDACTED]
Street*	dartnell park rd
Telephone number	
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	Proposed Site Allocations Development Plan Document 2015 Release of green belt land in the West Byfleet Ward for housing development The current Local Development Plan published by Woking Borough Council runs to 2027 and is periodically updated by various 'supplementary' papers and established local planning measures such as the identification of sites within the Woking borough that could be suitable for industrial or residential development. The largest 'allocation', borough wide, is land surrounding West Hall, West Byfleet. The Council propose to allow developers to build 550 new houses, starting in 2022 in the period to 2027 and will retain further land for development of 42 new houses in the period 2027 to 2040 - a total of 592 new dwellings. [The area in question is shown in diag.1] The 'Broadoaks' site is also recommended for release and a plan is about to be submitted (July 2015) by Octagon Developments for 157 new houses and a private/fee

paying secondary school for, ultimately, 900 pupils. Both developments will have direct access to the A245/Parvis Road. Both developments will rely on the provision of public services such as health and community care, school places and the utilities - provision of gas, electricity, fresh water and waste water and sewage from existing services in the West Byfleet area.

In public consultation, the West Byfleet Neighbourhood Forum has established that local residents (+95%) do not want to lose any of our green belt but accept that the Broadoaks site is in need of a firm and viable proposal - in the Council's own words 'employment led, mixed economy'.

Woking Borough Council has agreed with the Government to build not less than 292 new homes, borough wide, each year throughout the period of the Local Development Plan. The Council say that there is enough existing land, brown field land and 'windfall' sites to meet this target until 2021/2022. Thereafter, it will be dependent on the release of green belt land. Green Belt land is nominally protected by statute which was first enacted to allow 'green spaces' to be preserved on an enduring basis and also to stop one community from growing into another.

These are some of the relevant issues:

1. Other than Broadoaks which is already partly developed, the green belt land surrounding West Hall is the only substantial area we have in West Byfleet. The issue here is 'when it's gone, it's gone'. We are told that the green belt land 'removed for development' is approximately 45 hectares or about 38% of the total - not 5% or even 10%! The additional threat must be that once a development has been started, it will swallow the rest of the land over time.

2. Both of these projects will have entrance and exits onto the A245 / Parvis Road. The last major traffic study for the relief of traffic congestion along the A245 took place in 2002, headed by Surrey County Council. The Head of Traffic Management, Surrey County Council, told the enquiry that 'the A245 was 'over trafficked' and 'burdensome to the local communities' - year 2002! The Transport Assessment, published June 2015 by Woking Borough Council, confirms that flows along the A245 regularly exceed the measure used for determining 'congestion'.

Woking Council says the road can take more traffic! If Woking's proposal goes through, the Parvis Road will be subject to additional traffic movements from 749 new dwellings and from a day school of 900 pupils and an undisclosed number of staff. In addition, there will be a steady stream of 'visitors' - suppliers, traders, maintenance personnel. The Royal Institute of Planning estimate that for a large development such as these, the effect is to increase movements by 10-15% per annum.

We believe that with the Parvis Road already being in a critical condition, Woking Borough Council is simply turning a blind eye to the problem in proposing a huge development at West Hall.

3. There are three General Medical Practices within the West Byfleet Health Centre. We have been told that there is now very little lee-way in terms of health care for our existing population and, in particular, our 'new' building is already close to working at maximum capacity. The concern of residents is that a large influx of new patients will overwhelm the existing facilities. Woking Borough Council has offered no solution.

4. Buildings at both West Byfleet Infants School and West Byfleet Junior School are currently being extended to meet a critical demand for school places for children living in the West Byfleet area. The additional form entries will allow sufficient places until about 2021. The

statistics are available from Surrey County Council. They do not allow for children coming to live at 'West Hall' or Broadoaks.

We do not have a state secondary school within the West Byfleet area and none is currently planned by either Surrey County Council or in conjunction with Woking Borough Council.

5. Examination of the state of the utilities that supply gas, electricity, fresh water, waste water and sewage collection within the West Byfleet area suggests that a fine balance is being maintained at the present time. The companies involved could rightly claim that there have been few 'stoppages' in the last ten years but, off the record, will admit that it is taking a lot of work to stay ahead. A new electricity sub-station is to be built adjacent to the Wey Navigation and there are persistent rumours that the principal sewage main is close to capacity.

None of this has been subject to challenging scrutiny in light of the two developments bringing an additional 1782 men, women and children* to live in West Byfleet . Woking Borough Council tell us they have asked the utility service providers to comment and have been told there is no problem.

In conclusion, we believe the proposal from Woking Borough Council at West Hall is opportunist - the land is there and the Council have a need to find land for housing development. This allocation happens to be green belt land but that doesn't seem to matter. We point out that the Council does have the necessary powers to make this proposal and carry it forward - even against overwhelming opposition. But, the rules for the release of green belt land for housing development also require the authority to take into account the siting of the development, the ready access to and availability of health and community care services, ready access to and availability of school places and the provision of utility services.

We believe that for a development of this size, Woking Borough Council has not met these criteria.

*using WBC statistic: 1 household = 2.38 persons

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

Proposed Site Allocations Development Plan Document
2015

Release of green belt land in the West Byfleet Ward for
housing development

The current Local Development Plan published by Woking Borough Council runs to 2027 and is periodically updated by various 'supplementary' papers and established local planning measures such as the identification of sites within the Woking borough that could be suitable for industrial or residential development. The largest 'allocation', borough wide, is land surrounding West Hall, West Byfleet. The Council propose to allow developers to build 550 new houses, starting in 2022 in the period to 2027 and will retain further land for development of 42 new houses in the period 2027 to 2040 - a total of 592 new dwellings. [The area in question is shown in diag.1] The 'Broadoaks' site is also recommended for release and a plan is about to be submitted (July 2015) by Octagon Developments for 157 new houses and a private/fee paying secondary school for, ultimately, 900 pupils. Both developments will have direct access to the A245/Parvis Road. Both developments will rely on the provision of public services such as health and

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Habitat Regulations Assessment (HRA)

A Habitat Regulations Assessment (HRA) was undertaken to consider the likely significant effects that the draft Site Allocations development plan document (DPD) might have on European designated habitats

Section of the Habitat Regulations Assessment (HRA) 6 Conclusions

Would you like to Objecting

Please give us your comments

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.

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.

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.