

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*	Mr
First name*	Chris
Surname*	Louca
House name and/or number	208
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU21 5TY
Email address*	[REDACTED]
Street*	Albert Drive
Telephone number	
Locality	Sheerwater
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 UA32 Sheerwater Priority Place Woking
Would you like to	Objecting
Please give us your comment	The Core strategy 2012 document clearly shows a regeneration area (in blue) which encompasses the deprived areas of Sheerwater. These are 95% council owned flats and garages. However the Policy UA32 goes far beyond the agreed Core strategy 2012 and now includes over 240 privately owned family homes. Those are to be compulsory purchased to facilitate this masterplan. My comment below refer to the document SITE/0099/MYSH, SHLAAMS092: Land within Sheerwater Priority Place My numbers refer to the numbering on that document under the heading SA Objective. 1. The term affordable is relative; currently the people who will have their homes COP can "afford" them. However a similar sized (in bedrooms only) will not be affordable in the development there will be a considerable short fall between what a home owner will

receive in COP and what a new development home will cost thus removing current Sheerwater residents from the "new" Sheerwater, So it is not in my opinion a regeneration but a social cleansing.

2. The current health profile is good and above nation average, however the proposed increase in housing density with the resultant traffic increase and pollution will cause an increase in heart, lung and respiratory disease.

3. The proposed development would in all likelihood increase the risk of flooding to those homes in zone two areas outside the proposed development area. However if the original development area as defined in Core Strategy 2012 document is implemented there would not be any increased risk.

4. The Sheerwater area has currently one of the lowest crime rates in Woking – FACT
The areas of depravation are centred in the council owned properties (flats) in Devonshire and Dartmouth Avenue. The council is in my opinion a slum landlord and has deliberately run down its properties in these two areas over a period of years. It has in my opinion employed a maintenance contractor at great expense and then failed to monitor its contractual compliance which has further contributed to the run down look of the Devonshire and Dartmouth areas. This is not a coincidence and many Sheerwater residence myself included believe there is a hidden agenda and the council and its maintenance contractor are complicit in the areas becoming deprived.

I further note that a stated aim is to reduce the number of welfare claimants in Sheerwater by re-housing them prior to the rebuild or as New Vision Homes (NVH) the councils favoured contractor puts it "decanted" These people to be "decanted" (but only once NVH assures us), thus the problem of welfare claimants is removed literally! These people to be "decanted" are our friends, neighbours and relations. This so called regeneration is nothing short of social cleansing.

5. We currently have a recreation area, playing field and athletics stadium all these will go in the "regeneration" to be replaced with expensive "box" housing and strips of green areas. The planned leisure centre will only be sustainable if large volume use is possible, thus increasing traffic volume with the resulting parking problems, noise pollution, reduced air quality and a long term deterrent to the local wildlife along the canal area. The current slow worm and bat populations will not recover from the destruction of their habitat.

6. The proposal to increase the current housing density is a foolish one and bound to fail on many levels. The base line is Sheerwater is in effect lower than the surrounding area and has a single road access in and out.

By increasing the housing density it is proven that the volume of car owners/ users increases. The recent opening of the Sheerwater access road has increased the volume of traffic using Albert Drive. This can be observed daily (Mon/ Fri between 8am and 9am) the traffic tails back from the Albert Drive/ Sheerwater road traffic lights often to the Bishop David Brown School about 0.5 of a mile. With all the resultant noise and traffic pollution. By increasing the housing density the traffic pollution will settle in the lower area of Sheerwater with the resultant adverse health effects in the long term.

7. As a council you are well aware that you have not

made any attempt to develop AQMA's for the Sheerwater area I do not consider this an oversight but in my opinion a deliberate policy.
Nothing in the proposed development will help improve air quality.
Nothing in the proposed development will avoid an increase in traffic congestion
Nothing in the proposed development will ensure people are not exposed to greater noise levels.
Nothing in the proposed development will ensure people are not exposed to greater light pollution.
The amount of light pollution along the canal area must increase given the proposed density and height of the proposed build.
The Leisure centre fronting the canal will have an enormous light and noise impact in the evenings in particular during the winter period when various species are attempting to hibernate.

9. I believe that building homes on the playing fields would require massive ground engineering works to mitigate the high water table this that would impact adversely on the local wildlife an residents of Sheerwater in the short and long term

10. Clearly it would not be possible to screen the development in any meaningful way from the Basingstoke canal conservation area. The resulting light and noise pollution from so many homes would have an adverse impact.

11. It does not make any sense to demolish perfectly good, well built and maintained private family homes. To then rebuild homes on the same footprint but with a greater density of housing. This development would clearly increase the know causes of climate change.

12. There is not any provision in this scheme for an increase in allotment plots contrary to a stated aim

14. Woking council has not undertaken any investigations into the level of water consumption per person per day in the Sheerwater area. To say it will decrease a non existing figure is meaningless. My household with three adults is currently using considerably less than 105 litres/person/day of the council "aim" and I have bills to prove it, unlike the council who just quote figures and expect us to believe them.

15. This development far from decreasing travel by car will in fact increase travel by car. The current public transport has been run down to such a degree (and continues to face cuts) that car travel by default is encouraged. Two bus shelters with seats in Albert Drive have been removed and not replaced thus preventing anyone other than a very fit person to be unable to use the Woking service. The elderly, disabled and those with young children are positively discriminated against. Numerous complaints and even request to councillors to take action regarding replacing the shelters with seats have fallen on deaf ears over several years.

16. We were told that the building of the Asda supermarket would increase local employment. However they brought in their own builders and contractors and currently only 1% of their workforce is from the Sheerwater area. What evidence is there that this development will be anything but a cash cow for New Vision Homes?

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

The whole development is ill considered and the certain impact, should it go ahead, will be to rip the heart out of the Sheerwater community. Current council tenants will

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.