

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: Mr / Mrs / Miss / Ms / Other (please specify)

Mrs _____

First name Gilllan

Surname Luff

Position (if applicable) Resident of West

Byfleet _____

Organisation (if applicable) _____

House name and/or number Vanners, 74_

Street Old Woking Road

Locality _____

Town____West Byfleet

County __Surrey

Post code ____KT14 6HU

Email
address _____

Telephone _____

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 ___GB15

Section title _Land Surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY

Page number 330-336

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

Objections: The proposed use of the GB15 site currently designated as Green Belt is diametrically opposed to the purpose of Green Belt land which states:

1. The Green Belt is to check the unrestricted sprawl of large built up areas: The proposed development at West Hall with 594 homes is far too big a development on the edge of West Byfleet.
2. The Green Belt is to prevent neighbouring towns merging into one another: the proposed development will effectively merge West Byfleet and Byfleet with only the M25, the Wey Navigation and a thin sliver of SANG GB17 dividing the two communities.
3. The Green Belt is a safeguard against urban encroachment on the countryside. This proposed development would be more than an encroachment, it would alter the entire countryside along the Wey Navigation canal which is heavily used for recreational purposes by residents of West Byfleet, Byfleet and Pyrford.
4. The Green Belt is designed to preserve the setting and special character of historic towns: West Byfleet may not be the oldest village in England but it has developed a history over the last century and a half and West Hall is a listed building which would not suit being juxtaposed with 594 homes.
5. The Green Belt is meant to assist in urban regeneration by encouraging the recycling of derelict and other urban land: it is not clear whether the Council have tried to seek derelict sites or other urban land before selecting West Hall because it is an easy option and the owner, a property developer is keen to sell.

Green Belt land is meant to safeguard the uniqueness of areas and the development of West Hall in conjunction with other sites in West Byfleet will completely alter the character and the quality currently enjoyed by residents.

Objection: The proposed use of GB15 for residential development does not meet the following principles of sustainable development:

1. The increased risk of flooding: GB15 is within Flood Zone 2 and features a number of existing drainage channels. The proposed development will remove an area of natural drainage and increase the risk of flooding to the west, east and south of the site as well as along the Wey Navigation to the north and south.
2. The damage to the landscape which currently houses lots of different varieties of flora and fauna.
3. Currently the trees on the West Hall site reduce pollution levels in a beautifully natural way. The trees also reduce the noise from the M25. The proposed development on West Hall will increase the levels of pollution.
4. The increase of traffic on the already congested A245 Road leading into West Byfleet would be disastrous. I predict the Council will cite the fact that Mouchel and Partners had offices at West Hall and moved out in the early 2000s and that Broadoaks also had offices until the late 1990s. However the proposed development of 594 homes on West Hall would increase the traffic outside the normal peak times of 8-9am and 4-5pm as well as during the peak times. Sustainable transport solutions will not solve the issue of mothers taking children to school and then going on to work themselves. Additional bus services will not address this type of traffic pattern. Also West Hall is too far for proposed residents to walk to the train station so an increase of traffic to the station is guaranteed with insufficient parking provided. A series of traffic studies undertaken have shown congestion on

the A245. However what has not been done is any joined up thinking in relation to this part of the road system in relation to all the other developments in neighbouring Byfleet and Pyrford. At a recent open meeting attended by representatives of Woking Council the question of increased road traffic on the stretch of Parvis Road leading into West Byfleet was raised and the Council's representative said this had been considered and a roundabout was proposed. This raised the one laugh of the evening.

Objection: The scale of the development proposed for GB15 cannot be supported by existing and planned infrastructure. As stated in the Infrastructure Development Plan, there is already a predicted shortage of school places in West Byfleet and Byfleet by 2019. The West Byfleet Health Centre is already working at 5% over capacity. In addition West Byfleet is already designated as an area of severe water supply stress.

All the proposed development in GB15 is in flood zone 2, and without significant existing flood infrastructure and are therefore considered to not benefit from the minimum standard of protection. The Infrastructure Development Plan is too vague to be able to assess the potential flood risk associated with the planned development. However given the site's proximity to the Wey Navigation and the removal of 30ha of soak away there must be a considerable risk of flooding and material concern over the impact of surface water management.

The proposed development cannot be supported by existing road infrastructure. The volume of traffic along Old Woking Road, Pyrford Road, Parvis Road and the A245 linking it to the A3 and M25 is already congested during peak times. The recent and ongoing developments to Woking Town Centre and the Brooklands site, part of Elmbridge Council have already added significantly to the traffic congestion. Access to the proposed development on GB15 is via the A245. This would add further traffic to a road system that is already beyond its designed capacity.

The access by emergency services (Police, Fire and Ambulance) across much of the eastern part of Woking Borough would be severely hampered by a development of a 594 dwellings.

Proposed modifications – please explain what changes you consider should be made, if any (for example changes to the text, a site boundary, etc.)

The negative impact of releasing 30ha from the green belt, removing an important buffer between West Byfleet and the M25 and the enormous impact this would have on our existing infrastructure (healthcare, schools and water supply) and the road network that building 594 dwellings on the GB15 site will cause. I therefore propose that this site be retained as Green Belt and incorporated into the GB17 Sang to preserve a suitable green belt around West Byfleet and maintain the character of the village.

The development at Broadoaks should be altered to include more housing in place of the 900 pupil school. The proposed school will not alleviate the current shortage of school places as the majority of residents in West Byfleet send children to the local state schools.

Woking Borough Council and Surrey County Council consider more radical alternatives to the traffic issues experienced getting to and from the A3 and M25 via the A245 and Pyrford Road. A dual carriageway from the A3 to Woking Town Centre from somewhere between Wisley and Sutton Green on the A3. This would improve the Woking as a residential, retail and commercial centre with excellent road, rail and air links.

These comments are page ____ of ____ 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).