

20150726-Planning Objection_Woking_Site_Allocation

Alexandra Mcmillan [REDACTED]

Sent: 26 July 2015 17:04

To: Planning Policy

Cc: [REDACTED]

Attachments: 20150726_Planning_Objection~1.doc (159 KB)

Dear Sir/madam,

Please find attached my objection to the planning consultation for the Mayford Green Belt area. The attached e-mail below is mentioned in my submission.

Yours Faithfully

Alexandra MacInnes (Mrs)

26 Prey Heath close

Mayford

Woking

GU22 0SP

Begin forwarded message:

From: Alexandra Mcmillan [REDACTED]

Subject: Fwd: PLAN/2015/0703 Objection

Date: 20 July 2015 20:50:08 GMT+01:00

To: developmentmanagement@woking.gov.uk

Cc: [REDACTED]

Dear Planning Team

I am writing to object to this planning application. My reasons for doing so are as follows:

Special Circumstances

1. Mayford lies within the Green Belt. In order to build within the Green Belt, an application must prove "Special Circumstances" . Whilst I understand the need for another school in Woking, I do not believe that this is the only area where this could have been considered; rather, it was the easiest one.
2. Mayford has already had Freemantles School built under "Special Circumstances" so the area has "done its bit" in this respect.
3. There are NO "Special Circumstances which apply to the building of a Leisure Centre. The Borough's only existing Leisure Centre is situated just up the road in Kingfield. I note the planning aspiration that everyone should have one within 800m, but instead of two within a few minutes' walking distance of each other, overall provision for the Borough would seem to be better served by siting the second one in the North of the Borough.

Traffic

4. Traffic on Egley Road is already a huge problem, with frequent tailbacks from Woking to the Bird-in-Hand roundabout (I would note here that the recent traffic survey was undertaken in the half-term holiday and will, therefore, have grossly underestimated the amount of traffic using the road each day). Even if just the school is built this will increase the number of journeys to/from the school by about 2000 a day (teachers, pupils, support staffs, deliveries etc). Any thought that pupils will walk/cycle is an unrealistic one. Few families live in Mayford, and the chaos seen round many local schools would tend to suggest that, even where short travelling distances are involved, parents tend to drive their children to school (making 4 journeys per pupil/day).
5. There is an additional dual use pavement/cycle path proposed to the south of Egley Road to link with the Bird-in-hand bus stop. Given that this sounds as if it would then disappear north of the school and south of the roundabout, it will serve no purpose in encouraging cycling.
6. The current dual use path to the East runs out north of Almond Avenue and, again, will not encourage cycling because of this.
7. The Leisure centre itself is proposed to be open for 16hrs/day Mon-Fri and 15 hrs/day Sat and Sun. If just a school were to be built, at least the community would get some respite at weekends and in the holidays, but this means that our lives and village will be disrupted pretty much all day every day.
8. The Council does not run the Bus Company and the plans make no mention of additional buses being laid on.

Environmental concerns

9. The local area is subject to flooding, and concreting over large areas such as this will only serve to increase the risk of flooding to the residents of Mayford. Many homes were close to flooding in the 2013/14 floods. I can see no mention of mitigation. Whilst there appears little chance of the school flooding, it is the risk to my house that i am worried about, and no consideration seems to have been given to this. The flooding risk in this area is predominantly from ground water, not from rivers.
10. Egley road already floods every time it rains heavily. No mention is made of mitigation of this, nor of the effects on the extra traffic if this occurs.
11. The floodlights are planned to be on every evening. In addition there will be "events" that may go on late into the evening. Light pollution will be a real issue for the locality and its residents and wildlife.
12. There will be noise from the school connected with its usual activities, but this is to be expected; however, the addition of a Leisure Centre extends the hours for which residents will have to endure noise from the sports facilities and the traffic this creates, plus whatever "events" the council permits.
13. There will be onsite catering for the school (and presumably the Leisure centre) which will produce unpleasant odours which will sit over the houses in the village and be wafted over even more houses by the breeze.
14. Litter is always an issue near schools and Leisure facilities. There is no mention of how this is to be managed. Hoping that people will not drop litter is foolishly optimistic.

If the planning application for the school alone were to be approved, then the following

conditions should be attached to any planning decision:

1. Proper term-time assessment of existing traffic.
2. Full-size dedicated cycle paths to be built to east and west of Egley Road and along Westfield Road to facilitate travel to school. NOT dual use paths (as these will be needed in their entirety for pedestrians).
3. Bus services to be laid on from the most popular catchment areas (eg Westfield/Moor Lane, South Woking).
4. School to police drop-off zones and ensure that the surrounding roads are not used as ancillary drop-off/waiting zones by parents. Strict policy for parents about not using other roads for this, which they must be directed to adhere to.
5. School facilities to be closed by 1800h. School not to be hired out for the holidays. No deliveries to the school before 0800 or after 1800h.
6. Drainage for groundwater and storage of same to be built as part of the development.
7. No events at the school requiring alcohol licensing.
8. Catering Ventilation to be fitted with suitable odour-eliminating devices to ensure that odours are not spread to the community.
9. School to be responsible and accountable for providing litter bins, their emptying, and clear-up patrols. The residents should neither have to tolerate the litter nor clean it up.
10. School to provide hotline for dealing with antisocial or abusive behaviour including, but not limited to, littering, parental parking in residential streets, offensive language to residents.

If, contrary to this objection, the Leisure Centre is permitted, then the following additional conditions would, I contend, be required:

12. Opening hours to be 0800-2000h Mon-Fri and 0800-1800 Sat, Sun and BH.
13. No events requiring a PA system on Sundays, or before 1000 or after 1700h.No floodlights after 1930.
14. Bus service to be laid on from Sheerwater (since it is alleged that this track would be replacing the one demolished by the council in that area).
15. No deliveries before 0800 or after 1700.
16. No catering vans to be allowed onsite eg ice creams/burgers.
17. No commercial hire eg for concerts, auctions, sales,dinners,religious gatherings.
18. No alcohol license, and no events requiring an alcohol licence eg club AGMs.
19. No activities in athletics stadium other than athletics eg no open-air concerts/shows/gatherings.
- 20 Maximum seating capacity of stadium to be 200.
21. Detailed and effective flood mitigation plans to be in place for storage and disposal of groundwater.
22. Parking restrictions to be in place eg residents' parking only in side-streets to avoid the users parking there in times of high demand.

Yours faithfully,

Alexandra MacInnes (Mrs)
26 Prey Heath Close
GU22 0SP

