

# 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](http://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](mailto: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 Alexandra \_\_\_\_\_

Surname MaclInnes \_\_\_\_\_

Position (if applicable) Householder \_\_\_\_\_

Organisation (if applicable) \_\_\_\_\_

House name and/or number \_\_\_\_\_ 26 \_\_\_\_\_

Street \_\_\_\_\_ Prey Heath Close \_\_\_\_\_

Locality \_\_\_\_\_ Mayford \_\_\_\_\_

Town \_\_\_\_\_ Woking \_\_\_\_\_

County \_\_\_\_\_ Surrey \_\_\_\_\_

Post code \_\_\_\_\_ GU22 0SP \_\_\_\_\_

Email address \_\_\_\_\_ [REDACTED] \_\_\_\_\_

Telephone \_\_\_\_\_ [REDACTED] \_\_\_\_\_

**Please select your status or that of any party you are representing:**

- |  |   |
|--|---|
| <input checked="" type="radio"/> Resident of Woking Borough        | <input type="radio"/> Owner of land in Woking Borough |
| <input type="radio"/> Someone who works in Woking Borough          | <input type="radio"/> Planning / land agent           |
| <input type="radio"/> Someone who visits Woking Borough            | <input type="radio"/> Developer                       |
| <input type="radio"/> Someone representing a group or organisation | <input type="radio"/> Other (please specify)          |
- 

If you are an agent representing another party, please state who:

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**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](mailto: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 \_GB7,8,9,10,11 and 12\_\_\_\_\_

Section title \_\_\_\_GB7 ten Acre Farm, Smarts Heath Road; GB8 Nursery Land adjacent to Egley rd; GB9 Woking Garden Centre, Egley Road; GB10 Land to the NE Saunders Lane between Saunders lane and Hook Heath lane; GB 11 Land to NW of Saunders Lane;\_\_\_\_\_

Page number \_\_\_\_\_289-314\_\_\_\_\_

Paragraph number \_\_\_\_\_All\_\_\_\_\_

**Are you?**  Supporting       Objecting       A combination of these       Neutral

**Your comment**

**I STRONGLY object to these proposals (GB7-GB11)**

My comments should be read in conjunction with my objections to the current planning application for the school and Leisure Centre on Egley Road which are set out in the email attached.

I also endorse the representations made to you by the Mayford Village Society.

GB7

In relation to the provision of 12 extra Travellers Pitches it is disproportionate for Mayford to have to provide 12 pitches when the council requirement is for 19. We already (as the planning document acknowledges) have three pitches, and very close to us, are the sites at Hatchingtan and Brookwood. The North of the Borough has none. The WBC website says that the Council had to provide 10 pitches by 2016, and that this has been met (7 built and 3 unbuilt with planning permission granted). There is therefore no "previous unmet need". The DPD would see Mayford providing 12 additional pitches out of a currently unmet need of 20. The DPD also states that some form of business might be permitted on these sites, which is wholly inappropriate in the Green belt.

Whilst the landowner is happy to have an additional 12 pitches, this should not be the overriding reason for the granting of permission. There is no mention in the document of the travellers being required to have any

connection with the area. What is to stop the increased provision becoming a magnet for travellers from elsewhere (who are not part of WBC's "unmet need").? Then the local travellers will complain that there are no pitches and more will be required in an increasing spiral.

This development would require more of the area to be tarmac-ed. This is an area where there is already a high risk of flooding from groundwater- not just in the GB7 area, but on the wider Mayford district. The covering of more ground with tarmac would only serve to exacerbate this. The DPD is vague as to what mitigation would be put in place (if any) and how the installation/use of any measures would be monitored or enforced.

The development is adjacent to an SSSI. The visual impact would be considerable, and take away the rural view that is appropriate for such a site. This area has been declined planning permission in the past as being inappropriate.

### GB8

Please see email attached.

The proposal states that a "visual break" would be provided. Given the size of the development and the huge volume of traffic it would create, this is not going to be enough to sustain the illusion of this being Green belt/countryside or even of being separate from Woking. The comments that there would be "open space" and "playing fields" are misleading. The only "open space" is going to be Astro turf pitches, multi-use areas (concrete) and a massive sports arena. In no way would this preserve the character of the area or views across it.

Flood lighting will destroy the rural character of Mayford. It will be visible across a huge part of the village, and adversely affect the quality of life of a large number of the households here. This would be particularly exacerbated with the inclusion of the "Leisure Centre".

Traffic will be a huge problem. The DPD is very vague about this. The statement that the development would need access onto the A320 is a statement of the exceptionally obvious. Why WBC believes that cycle paths to Mayford Village Centre would assist, is hard to credit. There is nothing at Mayford Village Centre to attract pupils, unless WBC is planning a parental drop-off zone there (which would be strongly resisted as Mayford Green is already too busy). The road to Westfield is narrow and has houses either side, making the installation of a continuous cycle path to eg Moor Lane development, impossible. The end result will be that pupils are ferried by their parents daily causing congestion, and the use of side-streets as drop-off points.

Again, this development would result in the concreting over of land. Whilst the school and housing may not be affected by flooding, many households in the area were very close to being swamped in the floods of 2013/14. There is no mention of exactly what "sustainable drainage" the developer would be required to install. Please see next paragraph for overarching comments on this site and others.

### GB8-GB11

#### Overall issue

The total number of homes planned for Mayford is 619. All of these would be in the Green Belt. Mayford

itself is only about 600 households at the moment, so the plan envisages a doubling of the number of homes. WBC states that there is a *need* for housing; however, what there is, is actually a demand from people *wanting* to live in Woking. People want to live here (as opposed to needing to live here) because the trains to London are quick and frequent. The problem of local people not being able to afford housing locally will not be eased by this development. Even if WBC were to earmark some of the housing as Housing Association, the Government's decision to allow Right to Buy would simply mean those who were allocated one would exercise their right, sell up and make a profit.

All assessments relating to infrastructure appear to have been made on the basis of 2015 as the baseline. By the time any of this is built, the situation will have changed markedly. There are proposed developments going on in other nearby areas (4000 in Aldershot being built now, the development at the Bisley office site, Willow reach, Kingsmoor Park, the tower blocks proposed in Woking and Guildford, 1200 homes at Deepcut etc etc). In all of these cases the attraction will be the proximity to London, not employment chances locally. Inevitably this will mean thousands of commuters and they can only get to London by car or train.

### Traffic

- The only recent traffic survey took place in half-term and is therefore meaningless
- The plan talks about cycle paths to/from Worplesdon and Woking stations, bearing out my comments above that these houses will be filled with commuters
- There is already “standing room only” on all trains in the morning, unless one catches a train at an unfeasibly early hour (the 0703 from Woking is packed even before it arrives at Woking).
- No mention is made in the plan about any consultation with Network Rail about how they might manage thousands of extra commuter-journeys a day. (adding in Kingsmoor Park, Willow Reach etc as above).
- The DPD is very vague about how vehicular traffic is to be managed. The problem in Woking is the presence of “pinch points” where roads go under railways or over railways and waterways. In the immediate vicinity this includes: the bridge at Smarts Heath Lane; the bridge at Prey Heath Road; Victoria Arch; the bridge at Kemishford; the bridge over Salt Box Road; the bridge at Triggs Lane; the bridge at Kingfield Road.
- Egley road is a straight North-South road. The North end is restricted by three of the pinch points. The South end either sends traffic to Guildford (which is again gridlocked in the mornings) or via the pinch points at Prey heath Road/Smarts Heath road or through Old Woking, which would not be able to deal with increased traffic at this level.
- WBC has no control over the buses. These are currently infrequent, and only go to Guildford and Lightwater (via Woking) There are no buses to St Peter's Hospital (getting there by bus takes hours with the change at Woking)

### Flooding

- Flooding is a major concern in Mayford.
- The flooding can come either directly from the Hoe Stream or from groundwater.

- The risk is not confined to the winter eg there was a flood warning this weekend (24/25 Jul 15) during a period of heavy rainfall
- The houses to be built will be on rising land, so they will probably be OK. It is those of us on lower ground who are likely to suffer from the increased run-off. The plans are very vague about what mitigation is to be in place.
- The floodplain at Moor Lane is already being built on and this is going to exacerbate matters even before any concreting over of Mayford (I note they were ‘de-watering” Moor Lane in April 2015).
- Egley road already floods very easily. This makes it dangerous and narrow.

### Environment

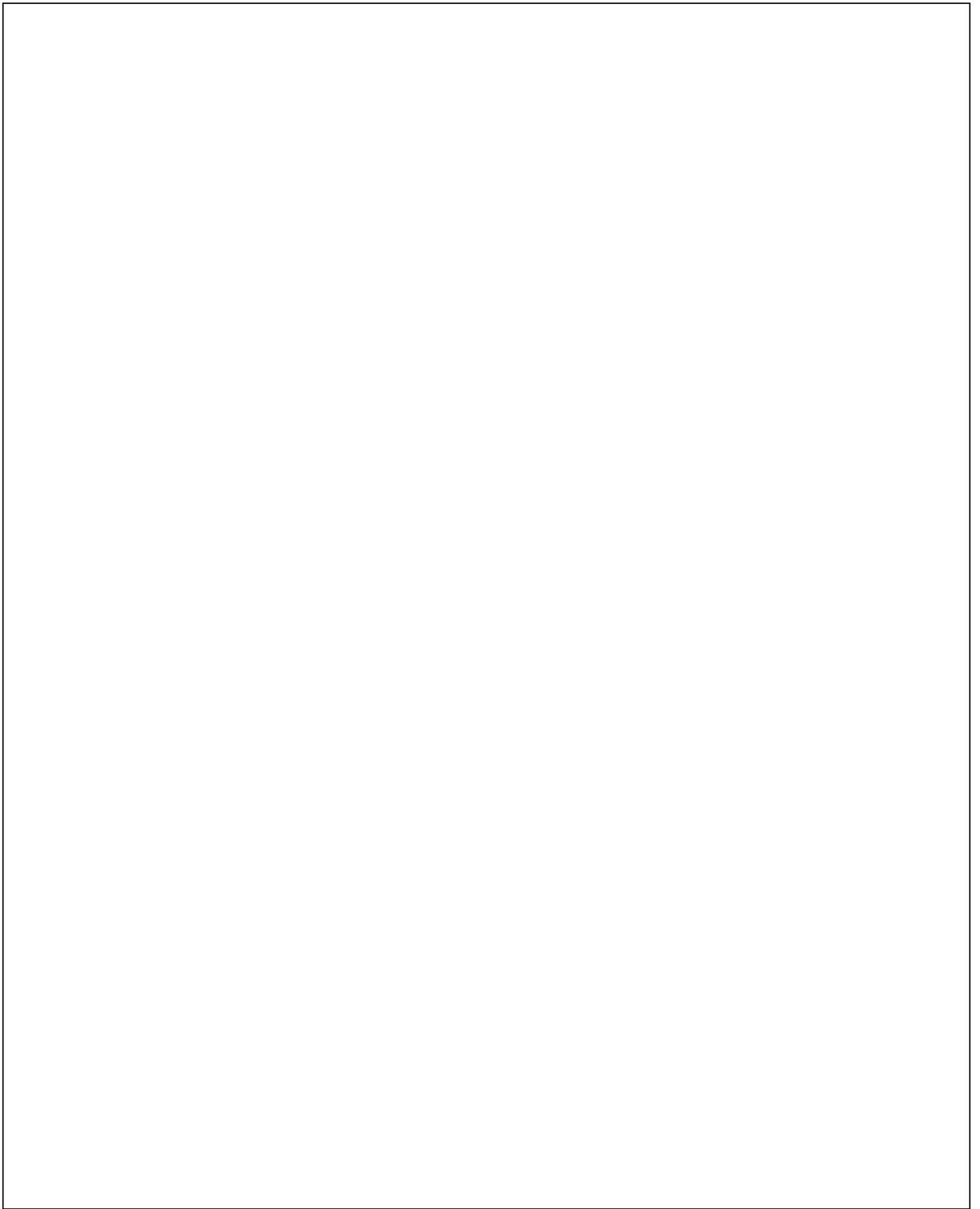
- Mayford is a village, with a village feel eg it has a small shop, a village hall and a small number of residents. It is usually fairly quiet, especially at weekends.
- The proposed development would double Mayford and turn it into a suburb of Woking, indistinguishable from any other. I note in particular the Leisure centre plans, the proposal for more shops etc.
- The Open Space is heathland, and remains a valuable natural habitat. The proposed SANGS would not replace this, nor mitigate the loss of the peace and quiet we currently enjoy.
- The increased traffic would cause more noise, and air pollution.
- The school and Leisure centre would require deliveries, with large lorries arriving at all hours.
- Large numbers of extra people would mean the area never “slept”.
- Mayford would become a dormitory for commuters to London, and lose it’s current mixed character of ages and occupations.

### Infrastructure

- The nearest GP surgeries are in Woking, Fairlands and Goldsworth Park. None of these is easily accessible by public transport (with one exception, the ones in Woking are a fair walk from the bus stop especially for those with limited mobility or parents with strollers). People would therefore drive there.
- There is no provision in the DPD for a GP’s surgery. 619 homes will put a huge strain on the existing GP services. I know that it is hard to get an appointment at my GPs’ (except “emergency” ones) . There is no information about medical provision in the DPD.
- Again, with all the housing in one area, all the strain goes into one area (and this part of Woking is already supporting Kings Reach and Kingsmoor Park).

### Inappropriate Considerations

It is irrelevant that the developer holds this in a “land bank” and therefore it is easily available. The adverse effect of this development on the surrounding area outweigh the administrative ease this presents.



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

GB7- if there is to be a grant of additional pitches this should be limited to an extra 2 (total 5) and no permission for any business activities.

Develop the north of the borough or spread the development so there's a few houses in every parish not 619 in one Green Belt area.

These comments are page \_\_9\_\_ of \_\_9\_\_ 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).