

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) Mr.

First name Andrew

Surname Malcher

Position (if applicable) _____

Organisation (if applicable) _____

House name and/or number 8

Street Lincoln Drive

Locality Pyrford

Town Woking

County Surrey

Post code GU22 8RL

Email address [REDACTED]

Telephone [REDACTED]

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?

X 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: Please see my comments

Site reference: (please select and note number) UA / GB _____

Section title _____

Page number _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

Regarding:

“National Planning Policy Framework

- [Paragraph 14](#)
- [Paragraph 83](#)

Paragraph: 045 Reference ID: 3-045-20141006

Do local planning authorities have to meet in full housing needs identified in needs assessments?

Local authorities should prepare a Strategic Housing Market Assessment to assess their full housing needs.

However, assessing need is just the first stage in developing a Local Plan. Once need has been assessed, the local planning authority should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.

Revision date: 06 10 2014”

There is no requirement to destroy greenbelt to satisfy housing needs.

Further:

Do housing and economic needs override constraints on the use of land, such as Green Belt?

The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan.

The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion.

The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

Revision date: 06 10 2014

In fact, the Green Belt is specifically protected, so why is Woking Council using public money trying to destroy it?

I object in principal to development on the Green Belt in Woking.

The Green Belt was put in place to prevent urban areas from being over-developed and merging into one. It also a necessary counter measure to man-made pollution and provides an environment for relaxation from the stresses of city-living. It should be preserved for future generations.

I object in particular to removal of designated Green Belt areas in Pyrford

Woking Council's own research into the impact of development on traffic congestion (**Ref 1**) shows that all the main roads in the Old Woking, Pyrford, West Byfleet and Byfleet areas, will be at a standstill around peak times, once the committed and planned developments **already in the pipe-line**, are completed. These projections do not include the impact of the Wisley Airfield development or that of the 900 students from the Broadoaks school proposed. Development of any of Woking's Green Belt will make matters even worse, particularly GB12 and GB13.

No amount of 'Soft Mitigation Measures' will reduce the congestion, as there is no space for the cycling and walking infrastructure. 'Hard Mitigation Measures' are not an alternative because it would ruin the character of the area and only serve to shift congestion to the next pinch point. The A3 at Guildford is a perfect example of this.

Some say that we need development to ensure affordable housing for the younger generation, which I would support, but I have yet to see any real 'affordable' housing resulting from the recent developments in the town centre. Developers are in it only for the profit. They have no interest in the consequences of over-development. Never will they willingly build affordable housing or housing suitable for 'down-sizers'.

The Council continually advertises Woking as a place to do business with the attraction of surrounding countryside for employees. Yet at the same time it is intent on destroying this environment with its planning policy. You cannot have it both ways.

I moved here 30 years ago because I liked the rural aspect and wished to enjoy the health benefits of outdoor activities. The majority of my friends and neighbours in this area are opposed to the scale of development suggested in the plan. I would therefore like you to explain the motivation for these plans and your justification for spending large sums of council tax payers' money on plans that will destroy the environment we cherish.

Ref 1 Green Belt Boundary Review Sensitivity Test: Strategic Transport Assessment 2015

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

There is no point in minor tinkering with the plan as published.

I urge you to listen to what the local residents actually want you to do. Any development should be co-ordinated with similar plans in neighbouring boroughs. Your existing traffic projections indicate that traffic flow will continue to build up to the point of complete gridlock. You need to explain how infrastructure limitations will be addressed before any more development is contemplated.

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).