

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 _____ Marion _____

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?

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

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 _____

Section title _____

Page number _____

Paragraph number _____

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

Your comment

SEE ATTACHED LETTER (via post & via pdf email attachment)

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

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).

**8 Lincoln Drive
Pyrford
Woking
Surrey
GU22 8RL**

27th July 2015

Planning Policy Team
Woking Borough Council
Civic Offices, Gloucester Square
Woking
Surrey
GU21 6YL

and by email to planning.policy@woking.gov.uk

To Woking Council,

Site Allocations Development Plan Document - Regulation 18 Consultation Response.

I write in response to the above Consultation.

I object to all development in the Green Belt around Woking

Paragraph 9 of the National Policy Planning Framework states :

“Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”

The Woking Green Belt is the “lungs” of our town, maintaining air quality, general health and wellbeing. Once gone, it is gone forever. It is a finite resource which the Council has a moral duty to preserve for the future inhabitants of Woking. Retaining the Green Belt is essential to mitigating the effects of climate change, preserving biodiversity and ensuring future food security. Building on the Woking Green Belt is not sustainable.

I object to the proposed destruction of habitat and biodiversity in Woking.

Woking Borough Council CS7 Biodiversity and Nature Conservation states:

“For the purpose of the Core Strategy biodiversity describes the entire living natural environment of plant and animal life. It encompasses the whole variety of habitats, species, and their ecosystems.”

There are two things missing from this statement. Firstly it omits interaction, the variety of life within and between all species. Secondly, it fails to recognise that humans are part of the ecosystem and rely on it for our survival.

Woking Borough Council CS7 Biodiversity and nature conservation states:

“Plan policies should aim to maintain, restore and enhance or add to biodiversity and geological conservation interest”

For life to exist, there must be habitat. Expanding the built environment destroys habitat and is the antithesis of promoting biodiversity. This is a fact; applicable to green belt and to all other green spaces regardless of statutory designation, including urban green spaces.

Woking Borough Council CS7 Biodiversity and nature conservation states:

“New development can promote biodiversity with sensitive design and landscaping”

This is incorrect as building development can only mitigate against habitat and biodiversity loss.

This error is important. Every site sustainability table within Appendix 12 (Sustainability Appraisal for Draft Site Allocations DPD- Site Allocations Currently Within the Green Belt) has a “Section 9 Conserve and enhance biodiversity”, in fact these are only mitigations against biodiversity/habitat loss.

The mitigations themselves are inadequate. Developers would be required to make financial payments (“a financial contribution towards SANG and SAMM would be required”.) The designation of SANGs is problematical because the places already exist - it is not additional habitat.

Woking Borough Council CS7 Biodiversity and nature conservation states:

“The Council will require prior assessment of the development site by the developer to provide information on species and features of the landscape important to Woking’s biodiversity.”

This is an extraordinary statement. The sole objective of a construction company is to maximise financial gain for its shareholders. Woking Council is putting the fox in charge of the chicken coop!

I object to the Procedure taken by the Council in preparation of the DPD

Paragraph 83 of the National Policy Planning Framework states:

“a green belt review should only happen in exceptional circumstances”.

A review of the Green Belt was undertaken on behalf of Woking Council . The report, proposed the removal of Common Land, Nature Reserves, Allotments and Recreation Grounds from the Green Belt, yet (despite having paid for this via our Council Tax) the people of Woking were not allowed to comment.

The “exceptional circumstance” for the review has not been made clear.

Furthermore: Sites identified in the Green Belt Review have not been assessed in a consistent manner for inclusion within the DPD.

The Procedure has been undemocratic.

Consultation documents are not readily accessible to the general public. Whilst “it’s all on the website” the Woking Borough Council documentation is frequently inadequate in providing an audit trail through the many connected papers, policies, plans, strategies and assessments. Web pages and documents are mostly undated and the status and ownership of documents (ie current, superseded etc) is unclear.

There is no consistency in the naming of locations. Well known placenames are replaced with planning references which change across various document types.

Furthermore: It is undemocratic that the Council have produced the Site Allocations DPD without taking into account all the representations they have received, including those from the Pyrford Neighbourhood Forum.

The Overall Effect of Development Plans on Woking’s Roads.

In January 2015 Woking Council published a Strategic Transport Assessment. This assessment shows that road traffic levels would inevitably increase. The “Level of Service” for road users will, in many instances, be reduced to the lowest category ie Category F “Forced or breakdown of flow” The report states that the majority of A and B roads in Pyrford, West Byfleet and Old Woking will already be at category F when currently approved plans are implemented ie without proposed developments at West Hall, Byfleet & Pyrford. There would be a detrimental effect on the health of all Woking residents from noise and air pollution associated with increased road traffic. Road congestion alone is a clear demonstration that the plans are untenable.

Yours sincerely,

Mrs Marion Malcher