

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 David

Surname Niven Reed

Position (if applicable) _____

Organisation (if applicable) _____

House name and/or number 13

Street The Gateway

Locality Woodham

Town Woking

County Surrey

Post code GU21 5SN

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
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 ____ UA32_____

Section title _ **Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE**_____

Page number _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

I very strongly object to the proposed, so-called, Sheerwater regeneration. The plan is ill-conceived, poorly thought through, and the consultation on the proposals has been misleading and biased. The basic premises being put forward to justify the proposals are highly questionable. For example:

1. One of the reasons given for the “regeneration” of the estate is that it has “poor quality and out-dated housing stock”. This raises the question as to when does a property become “out-dated” so that it has to be demolished and replaced. By comparison there are large numbers of properties in Woking which are far older: pre-war and back to the beginning of the 20th century, which will last and be lived in for many decades more. At the same time, throughout the whole of London and the South East there are large areas with houses dating back to the beginning of the 20th century and earlier which are now very much in demand and are being extensively refurbished - so-called “gentrification”. Even more strangely, a number of the properties proposed for demolition under the “regeneration” proposals were not part of the original Sheerwater estate and were built much more recently. They are in fact very young in property terms. So when does a property become “out-dated” to the extent that it has to be demolished?

2. The site document in Appendix 11 (SITE/0041/MYSH, section 1, on page 742) says that the development would not produce much in the way of affordable housing: “Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 dwellings”. Is this acceptable?

3. As another of the reasons for carrying out the “regeneration”, much has been made of the deprivation in the area, the poor health of the population, the level of disabilities, and the level of crime. The idea that knocking down a large number of existing properties and building an even larger number of new properties will somehow solve these problems has been presented without any supporting evidence. No argument has been advanced to show how something about the existing properties has led to the claimed levels of deprivation, poor health, and crime, so there is no reason to believe that changing the properties will improve the situation.

It seems much more plausible to think that a significant number of people who were already suffering from deprivation, poor health, or a tendency to crime were moved into the area and accordingly skewed the

statistics. If this is correct, the absolute levels of deprivation etc. will remain unless a way is found to deal directly with the problems of the unfortunate and vulnerable people, or the people are relocated. Demolition and new buildings will not make the change.

4. The consultation documents and other public pronouncements have asserted that the building of a leisure centre and the changes to the estate will lead to improvements in health, but nowhere has this aspect been quantified so it remains in the nature of a hope or an aspiration rather than a certainty. The area for walking and cycling will remain much as it is now, so is unlikely to make a significant change. The Appendix 11 document says that “Access to informal public recreation space . . . [is] shown to improve peoples' wellbeing”, but it is proposed to build on the existing informal public recreation space: the Sheerwater recreation ground, and the replacement areas will be much smaller and located in between streets and houses with a correspondingly less beneficial effect.

Given that the basic reasons given for the regeneration scheme are so inadequately matched by the proposals, the great need is for the scheme to be rethought and redesigned to meet the more soundly observed, and openly and properly consulted on, needs of the area and its residents.

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 __1__ of __1__ 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).

