

# Site Allocations DPD consultation online questionnaire.

## About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see [www.woking2027.info](http://www.woking2027.info)).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see [www.woking2027.info](http://www.woking2027.info))

If you have any questions about completing this form please contact the Planning Policy team by email on [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or telephone on 01483 743871.

## Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

## Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

## Contact Details

Title*	Doctor
First name*	Katharine
Surname*	Parsons
House name and/or number	Nyeri Lodge
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU22 0SE
Email address*	[REDACTED]
Street*	Guildford Road
Telephone number	
Locality	Mayford
Please select your status or that of any party your are representing	<input checked="" type="checkbox"/> Resident of Woking Borough
	<input type="checkbox"/> Someone who works in Woking Borough
	<input type="checkbox"/> Someone who visits Woking Borough
	<input type="checkbox"/> Someone representing a group or organisation
	<input type="checkbox"/> Owner of land in Woking Borough
	<input type="checkbox"/> Planning / Land agent
	<input type="checkbox"/> Developer
	<input type="checkbox"/> Other (please specify)

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 this box

## Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations	Site GB7 Ten Acre Farm Mayford
Would you like to	A combination of these
Please give us your comment	I see from the plans that it is proposed to add 12 traveller units to the current 3 on Ten Acre Farm. Five-fold expansion is I think quite rapid. I am concerned about this site with regard to flood risk, both for future residents of the traveller site and the cost that it may entail with regard to raising their pitches up to be safe from flooding. Presumably that cost is met out of local council tax payer's money. I wonder if that is the best use of our contributions? Also, there is potential for increased flood risk in adjacent areas, thus affecting neighbouring communities, as a result of run off due to more hard standing adjacent to the river. I am concerned about damage to the wildlife value of the river and its environs as a result of greater population here e.g. pollution to the waterway, disturbance of wildlife. I do not think there should be associated business, this would also risk pollution including noise pollution and increased traffic. There is already light industrial use in several places around Mayford e.g. off

Smarts Heath Lane and at Havering Farm - do we need another area? - although I do agree that if travellers are to be situated here it would be good for them to work rather than do nothing! Also I am concerned about negative impact to the view from the adjacent heathland, which I use for leisure activity (running) and many use for dog walking - at present it is relatively unspoilt and natural and I do not wish that view to be ruined by unsightly traveller pitches. I wouldn't want this to be the thin end of the wedge and for another 12 pitches, encroaching onto the heath, to be applied for down the line. Is there a risk that might happen? I wouldn't want any more heathland to be taken out of recreational/environmental use. It must be safeguarded for local residents for their health and wellbeing and also for local biodiversity. I very much support the heaths being incorporated into the Thames Basin Heaths SPA to protect their biodiversity value.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

Reduced number of pitches such that they are not situated really close to the stream and therefore at risk of flooding. Sympathetically developed with regard to view from the heath. Requirement for top notch eco-credentials - a sustainable community to reduce the impact on the environment, it should blend in with the environment rather than detract from it. A model eco-sensitive traveller settlement. If there is too much opposition from local residents then it shouldn't go ahead. Adjacent green areas should be retained, enhanced and managed for future generations. Perhaps a corridor of green should be kept along the bank of the stream for biodiversity and to keep people back from the river for safety?

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations

Would you like to

Please give us your comment

Site GB8 Nursery land Egley Road Mayford

A combination of these

As a Mayford resident I am concerned about the loss of our village identity and it becoming more of a suburb of Woking. I think the plans have the willingness to retain a green corridor between the A320 and the land at BG14 which, if I've understood correctly, is intended to be kept as green amenity space. I worry that school playgrounds and an athletics track won't be sufficient as an environmental break between Mayford and Woking, both aesthetically and for biodiversity moving through the area. I have been very impressed by the wildflower planting along the Egley Road, on the Mayford roundabout and up near the junction with Almond Avenue. I would like to see more of this sort of natural planting and retention of mature trees and hedgerows to soften the development and provide screening from the road. I wouldn't want it to be a blank development of brick boxes. You have the opportunity to enforce a landmark eco-development incorporating solar roofing tiles, sustainable urban drainage, permeable driveways etc. I am concerned about water run off here as the fields presumably soak up a lot of water that would otherwise end up on the A320. I would want to see the land on the other side of the A320 safeguarded for floodplain and amenity use, it is a green lung for residents to enjoy and wildlife to live in. I expect with these extra houses Barnsbury Primary will be encouraged to move to three or even four form entry - currently it is a nice sized school with lots of lovely grounds which the children enjoy for playing and education. I wouldn't want to see that totally built over because of population pressure. I am concerned too about extra traffic, there will definitely need to be safe crossings for pedestrians. I have been pleased with the widening of the footpath along the A320 as it makes walking the children to school a lot safer, though it is already a very busy road. I expect delays into Woking will increase as a result of

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

this development.

Ensure high standards of environmental sustainability in the development e.g. highly efficient buildings taking little energy off the grid. Sympathetically designed in the environment to retain as much green as possible. Reduce density to 30 dph to be the same as the developments proposed for GB10 and GB11.

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations  
Would you like to  
Please give us your comment

Site GB9 Woking Garden Centre Mayford  
A combination of these  
Is it a foregone conclusion that Wyevale will go? Is it to be replaced with a mixture of residential and retail? I would be in favour of a cafe as the one at Wyevale will go and we don't have anything like that in Mayford. I would not be in favour of a convenience store as this would likely put the post office round the corner in Mayford Green out of business (unless they wanted to relocate there of course). I am concerned about the traffic turning in and out of such a development, it can be quite dangerous turning out of Wyevale as there is a bit of a blind corner and I have witnessed an accident involving someone turning into Drakes Way opposite.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations  
Would you like to  
Please give us your comment

Site GB10 Land NE of Saunders Lane Mayford  
A combination of these  
My main concern regarding this development is the increased level of traffic resulting from more houses and the construction traffic during building. Saunders Lane is not a big road and is accessed via a single lane bridge over the railway with traffic lights. It has the potential to create more queues. Safety turning in and out of a new development onto a narrow lane should be assessed. Any development should be sympathetic to the environment, should incorporate natural green space, not just gardens. Dwellings should incorporate state of the art sustainable features to ensure they are carbon neutral.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations  
Would you like to  
Please give us your comment

Site GB11 Land NW of Saunders Lane Mayford  
A combination of these  
As a user of Mayford Village Hall and the adjacent playground I see the level of use the fields here get from dog walkers etc. I think as much green land should be retained here as possible for the amenity of local residents. I also question whether building on the escarpment is wise. Ground water run off has the potential to cause problems. I urge the council to insist on environmental measures such as permeable driveways etc in the development and the retention of green areas throughout the development both for the health and wellbeing of residents but also for wildlife to move around through. Presumably the land to be retained at GB14 is designed to mitigate for the loss of this land? Retention of more green land in this area.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

## Sustainability Appraisal Report

development plan document (DPD) might have on the Borough in environmental, economic and social terms.

Section of the Sustainability Appraisal

Nothing selected

Would you like to

Neutral

Please explain your comments

Proposed modifications - please explain what changes you consider should be made, if any

If you would like to comment on another part of the consultation document, please select the 'Add' button below.

## Habitat Regulations Assessment (HRA)

A Habitat Regulations Assessment (HRA) was undertaken to consider the likely significant effects that the draft Site Allocations development plan document (DPD) might have on European designated habitats

Section of the Habitat Regulations Assessment (HRA)

Nothing selected

Would you like to

Nothing selected

Please give us your comments

I support the inclusion of Smarts and Prey Heaths in the Thames Basin Heath SPA. I consider that too much development at Ten Acre Farm will inadvertently affect the character of these heaths.

Proposed modifications - please explain what changes you consider should be made, if any

If you would like to comment on another part of the consultation document, please select the 'Add' button below.

## General comment or suggest a new site

This section is for general comment not covered by the previous pages.

Any other comments

## Thank you for taking the time to respond.

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

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## What will happen next?

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.