

# 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*	Mrs
First name*	Marjorie
Surname*	Pritchard
House name and/or number	2
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU22 8NH
Email address*	
Street*	Hayes Barton
Telephone number	
Locality	Pyrford
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  
Would you like to  
Please give us your comment

Site GB12 R/o 79-95 Lovelace Drive Pyrford  
Objecting  
1.Green Belt Review  
Woking Borough Council (WBC) have commissioned Peter Brett Associates (PBA) to carry out a review of the Green Belt in Woking Borough. However, the Site Allocations document produced by WBC does not reflect the recommendations of the PBA report. The PBA report designates these sites as are either 'Fundamental to the Green Belt 'or 'Retain in the Green Belt' yet this designation has been ignored by WBC as have the constraints to development identified in this report. To the best of my knowledge WBC has not produced any justification for this decision not to adhere to the PBA recommendations.

This is not therefore a reasonable basis on which to proceed.

2.Traffic / Road Safety  
Pyrford is on a main access route to Woking for traffic

approaching from the East via the M25 and from the A3 and there has been a substantial increase in traffic over the last 15 years due to the increased population in Woking. Major developments have taken place in Knaphill and the character of Woking town centre has sadly been transformed from a semi rural Surrey town to a densely developed area blighted by ugly high rise buildings.

We live close to the junction of Pyrford Common Road (PCR) and Old Woking Road (OWR). Traffic volumes here are very high where, inexplicably, the speed limit is 40mph in this built up residential area. This is an accident blackspot, where in the last year there have been several major accidents resulting in serious personal injuries requiring the Police, Air Ambulance attendance and closure of OWR to attend to the victims.

The increased traffic volume if over 400 new homes are built in Pyrford will inevitably exacerbate this already dangerous road safety position.

### 3.Land Use

Central government policy is to use all available brown land for development. The land in Pyrford at sites GB12 &13 is productive agricultural land. WBC should identify areas of waste or disused land and prioritise these for development to satisfy housing targets, not land which is in continuous use for growing local crops.

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

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'

## **General comment or suggest a new site**

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

Any other comments

Remove site BG 12 from the site allocation proposal.

Site GB13 Land E of Upshot Lane Pyrford

Objecting

Please refer to comments for site GB12

Remove site GB13 from the site allocation proposal.

Pyrford as a Place to Live

Pyrford is a vibrant community. Many people like my husband and I have lived in Pyrford for decades and either have family roots here or moved here because of the delightful character of the village and it's semi rural setting.

To permit the construction of over 400 new homes on sites GB12 & 13 will destroy this environment and irrevocably change the character of the village. A massive new housing scheme will not blend with the existing houses and create a blot on the landscape. Furthermore, It will not be possible to build affordable housing on this site at densities which compliment that of the adjoining areas.

Alternative sites

Building on sites GB12 &13 cannot be justified on the grounds that Woking Borough Council have not prioritised the development of brownfield sites which exist in the urban areas. A few examples are :-

1. The site at the corner of Victoria Way and Church Street has remained derelict for years and is now a demolition site with a dilapidated hoarding. This site should be re-designated for residential use, particularly as the existing planning consent for office use has

lapsed. This site could provide a large proportion of the homes which would otherwise needlessly be built on the Pyrford Green Belt.

2. Sheer House in West Byfleet has been vacant for several years and WBC have refused previous planning applications. WBC should prioritise this site for residential development.

3. The 2 storey office block known as Apex Court in Camphill Road, West Byfleet has been vacant for some time. WBC should encourage the re-development of this site which would be ideal for residential use by commuters given it's proximity to West Byfleet station.

More generally, WBC's strategy should be to identify and encourage development of small sites around the Borough to deliver the housing targets. This approach will avoid the need for large scale developments which will have a major impact on the local communities whilst preserving the character of the individual villages around the town.

This strategy would also spread the consequential demands for schools, health facilities, public transport and utilities and also avoid large changes in traffic volumes with the associated cost and disruption of highways improvements.

#### Conclusion

The following are the Conservative Party 2015 Election manifesto commitments on the Green Belt :-

"We will protect the Green Belt"

"We have safeguarded national Green Belt protection ..... and introduced a new Local Green Space planning designation which allows councils and neighbourhood plans to give added protection to valuable local green spaces"

"We will ensure that brownfield land is used as much as possible for new development"

WBC's current proposals do not reflect this Policy.

WBC have not made the case to justify allocating sites GB 12 & 13 for development in Pyrford. I would urge WBC to think again. If not, WBC will risk losing the support of a large section of the local community should they press ahead with their current proposals

## 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.