

# Planning proposals for Broad Oaks, West Byfleet

Catherine Pullen [REDACTED]

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To: Planning Policy

To whom it concerns,

My husband and I have put together our thoughts and comments regarding the proposals for Broad Oaks and also West Hall which is also in West Byfleet. We have tried to submit these comments on the interactive map on the Woking Council website but an error occurred so was asked by your staff to put it on email. If you have any questions or for any reason you would like these submitted somewhere else please let me know.

I would like to make sure these comments are read and taken into account. Could someone email me to let me know you have received them please?

Our Details:

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Comments and suggestions

1. The impact on Transport in the West Byfleet area and especially the Parvis road will be impossible. In a recent assessment by Woking Council the Traffic on the Parvis road has been classed as 'F' or 1.61 (where 0.85-1.00 = road struggling to cope). This assessment is just with Broad Oaks not including the Proposed West Hall development of 592 extra homes. The mitigation proposed by the council is a roundabout and a cycle path for 157 extra homes and a school of 900 pupils and 150 teaching staff. There is NO alternative I can suggest as there is nowhere to build another road and there is no way of widening the current Parvis road.

I live on Highfield road in West Byfleet, adjacent to the proposed development, there will be a huge amount of extra traffic and parked cars as people dropping off at school won't want to join the traffic on the Parvis road and will park on our road to get their children to school. There are two entrances and exits from Highfield road which is already used as a 'rat run' / cut through and this will get much much worse with the massively increased traffic.

2. The proposed school in Broad Oaks is for 900 pupils. This is a massive school for the area and as it is an independent school it will not require pupils to live in a catchment area thus bring more traffic to the West Byfleet area. My proposal would be for offices where the maximum number of staff would be 400.

3. The strategy of the council is to develop in Urban areas, West Byfleet is a village.

4. Woking Borough Council's strategy is to build 550 new homes in the Woking District Green belt (as discussed by Ernest Amarco who develops council's planning policy) so why are there proposals for 592 new homes in West Hall, West Byfleet and 157 in Broad Oaks also in West Byfleet which is already more than required for the whole Woking District? Can I suggest that you spread these homes out to 50 per Green belt site identified for development as there are at least 21 'pocket' easily sites identified which would get to the 550 in the strategy.

5. Healthcare - the current West Byfleet Medical Centre has provision for 30,000 and is currently straining under current members with waiting times reaching 3+ weeks. If the proposals go ahead the Council will need a new centre with many more doctors and nurses.

6. The proposed houses at Broad Oaks will range from £500,000 - 2.5 million in price. I don't understand how having such large expensive houses help the current housing shortage in Woking district. I suggest that there are smaller houses and less of them as per point 3 above.

The playing fields in the plan for the school are not large enough for 900 secondary school pupils and I have no doubt that they would then have to take over the Recreation ground opposite which our community needs for the children who live in the area.

7. Green Belt - WBC have stated that up to the year 2040 there will be 3.4% of Green belt land taken for development in the Woking District. The proposals for development in West Byfleet mean that 80-90% of our Green belt land will be developed. This does not make any sense. Please consider other Green belt sites for the extra housing and not just sites that are easy to buy like West Hall. There are 21 'pockets' of Green belt land that the Council have earmarked as potential development sites please use one of these instead.

8. There are also proposals for development in Pyrford, Sheerwater and Ripley which will certainly have a significant impact on West Byfleet traffic and could cause gridlock with the development of Broad Oaks and West Hall.

9. Some of the smaller roads including Coldharbour and Highfield road will have at least a 90% increase in traffic and the roads will not last through it and will need to be replaced.

My suggestion under point 5 to spread out the number of homes over the 21 pockets of Green Belt already ear marked would mean that all the objectives above would be satisfied, please consider this suggestion respectfully.