



Driftwood
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West Byfleet
Surrey KT14 6PX

29th July, 2015

The Rt Hon Elizabeth Truss MP
Secretary of State for the Environment,
Nobel House
17 Smith Square
London
SW1P 3JR

Dear Madam,

PROPOSED DEVELOPMENT OF 90% OF WEST BYFLEET GREEN BELT FOR HOUSING
SITES WEST HALL (592 DWELLINGS) AND BROADOAKS (150 + SCHOOL)

I attended the other week a Public Meeting in respect of the proposed development of land for the building of around 700 houses, and an independent school. This proposed development would see us losing 90% of our green belt. Whilst I appreciate the need for more affordable housing to help youngsters get on the housing ladder, I was astounded as to what was proposed and where.

Broadoaks was designated a brown area however, now that Octagon Homes have purchased the land, the proposal is for 150 houses plus an independent school. The independent school would cater for 900 pupils with 150 staff. I understand that only a small number of affordable houses will be built (20+) with the others being in the region of £500,000 to £2,500,000 (this is not what I call affordable housing). I understand that WBC's (Woking Borough Council) planning departments have passed these plans already and building will commence early 2016. I find it amazing that this has been passed as it does not meet the criteria regarding affordable housing. The West Hall site, which also houses a care home, which was only opened by HRH Princess Alexandra on 24th July 2012 is due to have 592 dwellings. This is a site known to flood whenever we have a high volume of rain fall. My concern would be where will the water go if it cannot go back into the fields. I cannot imagine what effect this will have on my road, which also slightly floods. Our road backs on to the River Way so what will be the implications for our road should we encounter the bad floods of last year and nowhere for all this water to go. This subject was brought up at the meeting but again the Council was not concerned. Work to commence on this site in 2022.

The impact of all this would be overwhelming of our small community.

Firstly, I would like to point out that we do not have the road infrastructure to cope with the increase in the volume of traffic this proposal would produce. The A245 is an exceedingly busy road at present. I understand that in 1997 a report was commissioned (costing around £300,000.00) regarding the effects of more traffic on the A245 (Parvis Road). It concluded that it could not support any further construction along this road and this I believe was endorsed by the Secretary of State at that time.

We are now 18 years on, the traffic has tripled, not through any construction but through more cars on the road, (quadrupled when the M25 is blocked and is used as a cut through). Woking Borough Council have had Surrey County Council do studies as to the impact of more traffic, and it still concluded the Level of Service is "F", meaning every vehicle moves in lockstep with the vehicle in front, with frequent slowing required. In addition, the Ratio to Flow Capacity (RFC)

will be 1.61 ,meaning "a value greater than 1 means that the stretch of road has a higher level of traffic flow that is theoretical capacity, resulting in flow breakdown and extensive queuing". The report also highlighted huge increases in traffic of up to 92% for 211 vehicles per hour on the smaller roads leading off of Parvis Road. I live in the road opposite the proposed development and it is often the case that I wait 4-5 minutes to get on to the Parvis Road. With this proposed development I would become a prisoner in my own road. I think the most amazing comment we had back from the council was that they could deal with this problem by putting in a roundabout not near our road entrances but further up the road for the Broadoaks site!!! Not matter how they look at it we just CANNOT entertain any further traffic on our small roads.

We have also to consider that some 200 yards down from the West Hall sight, in the village of Byfleet a further development is proposed of 220 house and in neighboring Pyrford a further 423 dwellings. Sheerwater which is a stones through away will again be a major development area with peoples' homes being compulsory purchased in order to rejuvenate the area. I cannot imagine the upheaval we will all have to bear during this work.

We also then have to look at our health center, it already has 30,000 patients and at the moment an urgent appointment can take 3 days, how on earth are they supposed to cope with another 1400 patients minimum. The Council say this is not a problem, we see this as a great problem.

Primary schools do not have sufficient placings for the children at the moment. Primary and junior schools would be more of a priority than an independent school. Also there is a new senior school being built a few miles away at the moment.

Drainage, we constantly have to pay for our drains to be cleared since the pumping stations cannot cope. I hate to think what will happen should the above be passed.

Our village is only one of many that WBC wants to build in, but all of these villages are close together and all will impact on our way of life. Yes, we do need to get youngsters on the housing ladder, but not to detriment of all of the villages under WBC. We have a large number of office blocks around the area which have been empty for years, why not convert these into nice affordable flats. There is an area of green belt land near Horsell Birch, where there are only a few houses in situ and should this be utilised to build I think it would have very little impact on the roads. I have never seen heavy traffic on this road. I am not opposed to Broadoaks being a development of 150 affordable houses, without the school, although this would have an impact on our roads, it would not have such an impact as outlined by WBC at present. We all have to be prepared to compromise as, as a nation, we are getting larger.

I do hope that your office will take the time to look at these proposed developments, looking thoroughly into our village's infrastructure (and by reading the 1997 report) and that of those villages around us and come to amicable compromise. I believe everyone should have the opportunity to purchase their own houses and a small affordable house development in West Byfleet Broadoak area would to me be acceptable but what WBC is proposing is excessive and especially in an environment that cannot entertain any further disruption.

Yours faithfully,



Susan Randall

- ✓ cc. Planning Department, Woking Borough Council
- cc. Councilor Gary Elson, 17 St Martins Mews, Floyds Lane, Pyrford, Woking, Surrey, GU22 8TE
- cc Mr Johnathan Lord MP, Woking Conservatives, Churchill House, Chobham Road, Woking, GU21 4AA