

Site Allocations DPD

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To: Planning Policy

Woking Borough Council Site Allocations DPD

Site GB15 (West Hall)

We believe the number of dwellings proposed would dramatically change the scale of West Byfleet as a residential area and destroy the open character of this site. It would be necessary to provide additional infrastructure at a significant level. For example, A245 road improvements (which under such a development would add to its already high congestion and create additional air pollution), school places, health centre provision and car parking. The site is prone to flooding after heavy rainfall and loss of surface drainage would exacerbate this and potentially affect other residential areas. The development of the site cannot be considered in isolation from these infrastructure issues. We do not support the West Hall proposal.

Site GB16 (Broadoaks)

We support use of this for housing in the purposes proposed. In particular, we believe older residents of West Byfleet would benefit from the ability to down size and remain close to the centre of West Byfleet with its facilities.

An alternative to these purposes (yet to be submitted to WBC but we believe known to you) has been proposed by Octagon. This comprises 157 dwellings and a private school for 900 pupils. We believe the school offers little for the West Byfleet community and the overall Octagon proposal does not make best use of the land. We do not support the Octagon proposal.

Our suggestion is that the whole site should be used for housing and a Community Centre which is sorely lacking in West Byfleet. This would create a new community more integrated with the present West Byfleet but with fewer dwellings than proposed for West Hall. It would require similar infrastructure developments but at a reduced level.

The advantages of developing only the Broadoaks site are:

- Provides a more acceptable expansion of West Byfleet
- Reduces the extent of infrastructure development needed
- Reduces the increased demand on local services (e.g. schools and health)
- Reduces the increased traffic and air pollution on the A245
- Retains the Green Belt* of West Hall

* NPPF – the purpose of Green Belt

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Clearly WBC would need to identify other areas to accommodate the balance of the housing proposed under GB15 and GB16. We think it is fairer to do this across the borough.

Keith and Lorna Sandford

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