

Ms T Haskins

Planning Policy Division
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

[REDACTED]

Date: 30th July 2015

Dear Ms Haskins,

Manor Farm, Mill Lane, Byfleet, Woking, Surrey KT14 7RT

In response to the Councils Consultation on the Site Allocations Development Plan Document, we would make the following comments on our site; Manor Farm, Mill Lane, which we submitted for consideration as an allocated site on the 20th May 2015. We are aware that it is not one of the allocated sites, but believe that it should be considered for inclusion and would benefit the Council and the Borough in meeting its housing land supply in a sustainable manner.

Manor Farm forms part of land to the East of Byfleet (SHLAABY078) which was originally considered for removal from the Green Belt. However, our client site only represents a small part of the overall land which was considered. The land 'East of Byfleet' measures some 9.75 hectares and it assumed that the overall site would yield up to 130 dwellings. This is quite a substantial area and a major development which overall would have a significant impact upon the Green Belt, Infrastructure and the local environment.

Our representation only related to Manor Farm itself a one acre site located to the north of the overall area, siting immediately adjacent to the settlement boundary/urban area.

Whilst we understand the Councils comments and concerns in respect of the overall development of the land to the east, we believe that this site should be considered on its own individual merits and assessed separately from the overall package.

If this exercise is undertaken, then the relative advantages of this site become apparent in cumulatively going towards meeting part of the Councils overall housing land supply. Whilst we have provided a document setting out how the site can be developed and its general constraints and opportunities; in summary:

- The site will yield up to 20 family residential units
- The site can provide a mix of units

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- It is within easy walking distance (700m) of Byfleet Village Centre.
- There are shops and services within closer proximity than those within the village centre
- There is significant employment opportunity within the area
- The site will yield affordable housing in line with Policy CS12
- The dwellings can be built to 'Lifetime Homes' Standards and therefore have the potential to provide homes for older people.
- The site has no history of contamination.
- There is sufficient space within the site for any development of the site to incorporate SUD's
- The site is self-contained and can be developed in a manner which would preserve and enhance the surrounding landscape
- The development of the site could achieve Code for Sustainable Homes Code 5

From our conversations we understand that the main issue related to the fact that the site lies within a flood plain.

On the issue of flooding, the site has been included within Flood Zone 2. However, our clients have resided in the property for over thirty years and the land has never flooded. However, even if it is accepted that the site has some potential to flood it is a medium risk. This zone does not rule out general residential uses, such as dwellings, but would only rule out highly vulnerable uses, and even then if the exceptions test is passed this category of development would be possible.

Our view however is that development of this site could easily be designed to mitigate against flooding. The fact that this area can be developed and take into consideration flooding issues has already been demonstrated through the development of Summer Close. In this case the Environment Agency raised no objections subject to measures to secure flood mitigation measures and conditions. Ground investigations were also undertaken and this showed that there was limited need for remediation in respect of ground water and drainage. This site is in Flood Zone 2, but nearer to the water source

One of the points that we note is that although Byfleet has a large and thriving community, most of the housing allocations are to the west on the other side of the M25, particularly short term allocations. The allocation of our clients site, which is available immediately, would provide housing opportunities for the local community, spread development across the Borough, reducing the need to travel and promoting more sustainable patterns of land use development.

Yours sincerely

Paul Uttley
Planning Director