

Site Allocations Development Plan Document (DPD)

Regulation 18 consultation questionnaire

18 June 2015 – 31 July 2015



How to respond to this Consultation

The Site Allocations DPD public consultation documents are available on the Woking2027 website (see www.woking2027.info), local libraries and the Council's Civic Offices.

You can use this form to let us have your comments on the draft Site Allocations DPD. Additional copies of this questionnaire can also be downloaded from the website.

Alternatively, the Woking2027 website features an online version of this questionnaire and an interactive map of the proposed development sites, through which you can let us know your views.

The public consultation is open to **5pm on Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

Data Protection: Please be aware that representations received by the Council will be made publicly available. If you have any questions about completing this form please contact the Planning Policy team by email planning.policy@woking.gov.uk or on **01483 743871**.

Your details

Please provide your contact details below. We are unable to accept anonymous or confidential responses.

Title: Mr / Mrs / Miss / Ms / Other (please specify) _____ Mr _____

First name _____ Colin _____

Surname _____ Weeks _____

Position (if applicable) _____

Organisation (if applicable) _____

House name and/or number _____ The Cottage _____

Street _____ Willow Bank _____

Locality _____ Westfield Common _____

Town _____ Woking _____

County _____ Surrey _____

Post code _____ GU22 9PD _____

Email address _____ [REDACTED] _____

Telephone _____ [REDACTED] _____

Please select your status or that of any party you are representing:

- | | |
|--|---|
| <input checked="" type="radio"/> Resident of Woking Borough | <input type="radio"/> Owner of land in Woking Borough |
| <input type="radio"/> Someone who works in Woking Borough | <input type="radio"/> Planning / land agent |
| <input type="radio"/> Someone who visits Woking Borough | <input type="radio"/> Developer |
| <input type="radio"/> Someone representing a group or organisation | <input type="radio"/> Other (please specify) |
-

If you are an agent representing another party, please state who:

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

Woking Citizens' Panel

Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people.

Would you like to join the Woking Citizens' Panel?

- Yes No I am already a member

Please provide your comments using the questions on the following two pages and return the whole questionnaire – including any additional comments pages – by 5pm, Friday 31 July 2015:

- By email to: planning.policy@woking.gov.uk
- By post to: **Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL**

Please note that responses will not be individually acknowledged.

Thank you for taking the time to respond.

Your views

Please complete a separate copy of pages 3 and 4 of this questionnaire for each individual site or section that you wish to comment on.

Which consultation document does your comment concern? Please tick one option only:

- Site Allocations DPD Sustainability Appraisal Report Habitat Regulations Assessment
or General comment (not specific to any one of the consultation documents) Suggest a new site

Which site or section of the document does your comment concern? (if applicable)

Please state all that apply:

Site reference: (please select and note number) UA / GB _____

Section title _____

Page number _____

Paragraph number _____

Are you? Supporting Objecting A combination of these Neutral

Your comment

Unfortunately I have neither the time nor the facilities to look through this MASSIVE tome in detail. I am also concerned that there has been no provision made for LOCAL presentations to be made in all areas – particularly those where important changes are already being made to their location.

However looking at South Woking I have five main concerns regarding this document:

a) The unwarranted ongoing attack on the Green Belt Land before a clear review of available Brown Field Sites has been made.

b) The lack of definition on the DPD Site Map of the Urban Open Spaces as defined within the September 2008 PPG17 LDF Evidence Base Map of Woking Borough Open Space, Sports & Recreation Audit. This map would appear to indicate that all these areas in the “grey Area” are open to unwarranted development..

I also have been unable to find any WBC Policy documents associated with the development and protection of these areas as recommended within the Houses of Parliament Post Note Number 448, dated November 2013

c) I am unable to find anywhere in this document the proposed “grey” infrastructure plans, particularly road works; park and ride facilities; schools and medical facilities/dental facilities etc to support the envisaged Development. These need to be carried out BEFORE the foreseen further new building takes place within South Woking – prime examples are the proposed development of Mayford which currently is “cut off” by three Bridge restrictions. Equally Westfield Road which is used as an A3 Relief Road when ever there is a serious incident on either the A3 or A31. The 9” widening of Balfour Avenue has yet to be proven to be capable of serving the new Kingsmoor Park Estate.

d) The different Planning Designations for Westfield Common - after all Westfield Common is Westfield Common!. If any member of the Planning Committee turns left out of the E & O Restaurant and looks either

South or West I fail to see how the land they see can be classed as Urban Land. This split of classification goes against both the historic Planning Documents and those assurances given to all local residents when the Kingsmoor Park development was pushed through against the many local objections.

Your 2008 LDF Evidence Base Report on Open Space, Sports and Recreation Facilities Assessment Page 46 lists OS-MDS G7 as a 9.67ha site having a Quality Rating of 93% and a Value rating of 80% - figures equal to or better than both Smarts Heath and Prey Heath Commons. It is even higher than that shown for parts of Horsell Common. Surely reclassifying it as Urban Open Space will reduce, rather than enhance these ratings.

Furthermore following the approval of Kingsmoor Park, in 2014 the SWT in conjunction with WBC produced a Management Plan for the whole of Westfield Common, which indicated that the whole of Westfield Common has an SNCI rating. This Report clearly shows the work that was identified to be carried out. It was understood that funding would come from the development of these 371 homes. It is hard to understand therefore how apparent double dipping can now take place to justify homes in the Mayford Green Belt.

It should also be noted that around the Northern End of Westfield Common are a number of 17th Century Houses – listings on some of which can be found in Woking BC's list of Historical Houses and the Surrey Group of the Domestic Buildings Research Group. I fail to see how these homes should make the Northern and Western parts of Westfield Common any more Urban than the southern end.

e) My last confusion arises because I do not understand how Common Land, can be used as a SANG to mitigate the building of houses on Green Belt Land. I am also concerned that tarmac path and roads have already been laid on Westfield Common without providing alternative equal green space eg (Willow Bank; the Play Area and the NW entrance to Kingsmoor Park). How and where is it envisaged that you will put the other needed facilities ie Car Parks

As for Footpaths, there are already a number of established footpaths in existence linking Central Woking; Triggs Lock; Gresham Mill; The River Wey; Send; Ripley; Roundbrige Farm; and Woking itself. It is these that require signposting (I note that a number of the sign posts linking the River Hoe footpath and Westfield Common have been broken/removed) and developing into circular footpath and recreational cycle routes. Walking around the Southern part of Westfield Common itself is really, in my view, a little bit of a nonsense.

A further issue is that opening the area up as envisaged in your document is likely to have completely the opposite effect to that envisaged in the SWT management Plan. Since the building of Kingsmoor Park there has already been a noticeable decline in the wild life that we used to see. I fear that turning this area into a SANG would ensure that what is now left would finally disappear - not what I think was the objective of the SWT Management Plan

It is for the above reasons that I believe it incorrect to have different categorisations for the Southern, Northern and Western parts of Westfield Common. I also add that I fail to see the benefit to the Community of classifying the Southern part of Westfield Common a SANG.

Finally I would like to add that with this area of Woking, foreseen to have to accommodate 36/40% of the future population growth of Woking, it is essential that priority is given to both protecting and enhancing the Natural Green Space as previously promised by WBC Senior Management. For this reason alone I believe it paramount that the "Urban Open Space tag be removed from the Northern and Western parts of Westfield Common and that the whole of Westfield Common be given a "Common" treatment and status within this Plan.

Proposed modifications – please explain what changes you consider should be made, if any (for example, changes to the text, a site boundary, etc.)

- a) **Site GB19 should cover the whole of Westfield Common** – not just the Southern Part
- b) **Urban Open Spaces**, as identified in WBC’s PPG17 LDF Base Report of WBC’s Open Space, Sports Recreation Audit, **should be clearly shown on the allocations site map.**
- c) If one does not specifically exist **a dedicated Planning Document should be developed to outline the Protection required and enhancing planned of the key Urban Open Spaces within the Borough in accordance with the H of P Post Note Number 448 dated November 2013.** The costs for achieving this to be funded from ALL future development within the Borough.
- d) **This Site Map should also clearly indicate the proposed grey infrastructure Projects required to facilitate current planning** – particularly “Through Roads”; Cycle Ways, Park and Ride Facilities, Central Car Parks together with free ways. **These have to come BEFORE any further development**

These comments are page ___1_ of _1_ pages.

More comments?

If you would like to make additional comments about other proposed sites or sections of any of the consultation documents, please complete further copies of pages 3 and 4 of this questionnaire. Please ensure that these are firmly attached with the main questionnaire - including pages 1 and 2 providing your details - and return this by email or post to the Council (contact details on page 2).