



3 November 2019

Mr Chris Banks  
Banks Solutions  
64 Lavinia Way  
East Preston  
West Sussex, BN16 1EF

Dear Mr Banks,

**Re: Examination of the Woking Borough Council Site Allocation DPD**

I write as Chairman of the Pyrford Neighbourhood Forum in response to the Examination of the Woking Borough Council (WBC) Site Allocation DPD, reference BS2195.

Whilst we requested to participate in the hearing our position is now as follows:

- 1. Requirement** - Thank you but we no longer think it necessary for us to participate in the hearing because we support the current plan in as far as it relates to the Pyrford Neighbourhood Area.
- 2. Current Position** – the Forum supports WBC site allocation proposals because, in as far as the Pyrford Neighbourhood Area (PNA) is concerned, Woking Borough Council appear to have noted our objections and withdrawn proposals to safeguard land either side of Upshot Lane. We believe, therefore, that the SADPD as submitted is sound, sustainable and produced in accordance with the NPPF.
- 3. Reasoning** – Early WBC proposals were that two fields, in PNA, be removed from green belt and proposed as safeguarded land for use after 2027. The Forum identified weaknesses in the selection process and objected. We argued that heritage was incorrectly weighted, that other sites were more suitable and that safeguarded land provisions were, in any event, excessive. Details of our objections and the justification for this position are available in the Pyrford Neighbourhood Forum submission for Regulation 18.

Subsequently proposals to use alternative land were considered by the Council and a consultation held. The result was that the land in Pyrford, previously proposed, was withdrawn for the Regulation 19 consultation.

## Pyrford Neighbourhood Forum



The Forum take this as a vindication of our objections and believe the plan is therefore much improved.

- 4. New Evidence** – Following our experiences with the SADPD consultation exercise the Forum resolved to undertake a Heritage Conservation Assessment for the whole Pyrford Neighbourhood Area and this is currently under way. An early step in this process is to complete a draft Landscape and Townscape Character Assessment and this has been made available to WBC as an update on work last done in 2000. Since 2000, major heritage and associated works have been undertaken by third parties and this materially enhances our area.

Many thanks for giving us the opportunity to participate in the Hearing but given the developments outlined above we no longer feel this to be necessary.

Yours Sincerely

Geoff Geaves – Chairman, Pyrford Neighbourhood Forum