

## **Written Representation from Fiona Syrett,**

**2018 Ref:** Syrett\_Fiona

### **GB4 and GB5 Byfleet Greenbelt**

I wish to make the following additional points regarding these proposed developments.

#### **Infrastructure and road access**

It has come to light that the traffic reports used by Woking Council during the Plan development are in fact 17 years out of date. Over this period traffic flow in Byfleet and surrounding areas has increased enormously. In the last report carried out, back in 2002, it already stated that the A245 was close to capacity.

To make recommendations for housing at these sites a full, thorough and up to date assessment should have been made.

This is particularly so as the planned development at West Hall (GB10), the increased housing numbers already being built at Broadoaks as well as both GB4 and GB5 will all have a cumulative affect on traffic congestion on to Parvis Road and Old Woking Road (the A245).

Although GB5 is not directly adjacent to the A245 like the other developments, it should be noted that access to and from this area is only possible to the North of the Village and therefore can only also be directly on to the A245. There is no alternative.

The lack of access to and from Byfleet has in fact been given as a reason why, in previous development plans, Byfleet was identified as unsuitable for any further significant development.

With regard to site GB5 it was originally the intention of Woking Borough Council to build an access road to the houses through the section of the site owned by St Mary's Church. Now that Woking Borough Council have acknowledged this section of the site is not available for any development and is in fact burial land they have given an undertaking to Rev John McCabe that the church land will not be developed. There is therefore now, no safe access point to the remained of this site. These factors should have been properly considered before the site was recommended for future development.

#### **Plan term and housing numbers and justifications for safeguarded sites**

More thorough and up to date assessments of planned housing provision has shown that the required housing need is in fact already being met through brownfield development.

There are therefore no exceptional circumstances to justify the release of greenbelt.

With regard to safeguarded sites GB4 and GB5, the DPD states 'Whilst not a requirement of the Core Strategy, the Council has taken a long term strategic view about the future development needs of the area and is safeguarding a number of sites as identified above to meet future development needs between 2027 and 2040.'

This is very vague and not a clear strategy and is therefore not appropriate. There is also no clear strategy in how, when and under what basis this land may be released in the future.

Woking Borough Council has not identified what the housing requirement beyond the plan period is. Therefore, no justification has been given as to why the sites identified for safeguarding are necessary. Therefore, the policy does not meet the requirements of paragraph 139 of the NPPF.

It is therefore not appropriate for sites GB4 and GB5 to be included as safeguarded sites beyond the plan term as there is no justification for this and no proper clear strategy in place to facilitate this approach.

**Fiona Syrett**  
**Byfleet resident**  
**15 November 2019**