



**Site Allocations Development Plan Document
Regulation 17(d) Statement**

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Produced by the Planning Policy Team

For further information please contact:

**Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking,
Surrey, GU21 6YL.**

Tel: 01483 743871. Email: planning.policy@woking.gov.uk

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1.0 Introduction

- 1.1 The Draft Site Allocations Submission Development Plan Document has been prepared in accordance with the relevant legislation of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulations as set out in the Town and Country Planning (Local Development)(England) Regulations 2012. Self-assessments on how legal requirements and soundness have been met are published as part of the submission documents to the Secretary of State. A Consultation Statement setting out in detail how the requirements of Regulation 22 has been met has also been published, and both documents are available on the Council's website.
- 1.2. This statement summarises how Regulation 17(d) of the 2012 Regulations has been met. The provisions of Regulation 17(d) are reiterated in Regulation 22 of the Regulations. In this regard this statement covers both regulations. The statement's structure follows the sequence of Regulation 17(d)(i) to (iv) as shown below. The appendices follow the same sequence (except in the case of iii. and iv) and provide comprehensive detail demonstrating how the requirements of Regulation 17 have been met:
- i. Regulation 17(d)(i) Bodies and persons invited to make representations under regulation 18 - Appendix 1;
 - ii. Regulation 17(d)(ii) How those bodies and persons were invited to make such representations - Appendix 2;
 - iii. Regulation 17(d)(iii) A summary of the main issues raised in the representations made to Regulation 18 - Appendix 3;
 - iv. Regulation 17(d)(iv) How those main issues have been addressed in the DPD – also Appendix 3.

2.0 Summary of the Regulation 18 stage of the Site Allocations DPD

- 2.1 Two main stages of consultation on the Site Allocations DPD were undertaken to meet the requirements of Regulation 18. The two stages were:
- i. initial notification of the intention to produce the document, which was sent out on 31 May 2012. This letter let the relevant bodies know of the Council's intention to prepare the Site Allocations DPD, as part of a suite of Development Delivery DPDs. These bodies were invited to make representations on the content and issues that they would like the DPD to contain, with reference to the purpose of the DPD (as set out in the letter);
 - ii. consultation on the Draft DPD from 18 June and 31 July 2015.
- 2.2 A further consultation was undertaken on Land to the east of Martyrs Lane in January to March 2017, following a Council resolution in October 2016 to undertake a bespoke public consultation exercise in respect of the possibility of substituting the six safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane to meet future development

needs between 2027-2040¹. The details of how this consultation met the requirements of Regulation 17 is also included in this statement.

3. Regulation 17(d) a statement setting out -

(i) which bodies and persons invited to make representations under regulation 18

- 3.1 Table 1 sets out the specific and general consultation bodies, as defined in the Regulations, that Woking Borough Council invited to make representations under Regulation 18. A full list can be found in Appendix 1.

Table 1. Bodies and persons invited to make representations under Regulation 18

	Initial notification, May 2012	Issues and Options, June-July 2015	Land to the east of Martyrs Lane, Jan-Mar 2017
Specific consultation bodies			
Bisley Parish Council	Yes	Yes	Yes
Chobham Parish Council	Yes	Yes	Yes
Department for Transport Rail group	Yes	Yes	Yes
Elmbridge Borough Council	Yes	Yes	Yes
Heritage England (South East region)	Yes	Yes	Yes
Environment Agency	Yes	Yes	Yes
Fairoaks Airport Ltd	Yes	Yes	Yes
Department for Communities and Local Government	Yes	Yes	Yes
Guildford Borough Council	Yes	Yes	Yes
Highways England	Yes	Yes	Yes
Homes and Communities Agency	Yes	Yes	Yes
Mobile Operators Association	Yes	Yes	Yes
Natural England	Yes	Yes	Yes
Network Rail	Yes	Yes	Yes
Ockham Parish Council	Yes	Yes	Yes
Pirbright Parish Council	Yes	Yes	Yes
Ripley Parish Council	Yes	Yes	Yes
Runnymede Borough Council	Yes	Yes	Yes
Scottish and Southern Energy	Yes	Yes	Yes
Secretary of State for Transport	Yes	Yes	Yes
Send Parish Council	Yes	Yes	Yes

¹ Members also requested that Officers revisit the suitability of Ten Acre Farm to meet the accommodation needs of Travellers.

South West Trains	Yes	Yes	Yes
Southern Gas Networks	Yes	Yes	Yes
Spelthorne Borough Council	Yes	Yes	Yes
Surrey County Council	Yes	Yes	Yes
Surrey Heath Borough Council	Yes	Yes	Yes
Surrey CCGs	Yes	Yes	Yes
Surrey Police	Yes	Yes	Yes
Thames Water Property Services	Yes	Yes	Yes
The Coal Authority	Yes	Yes	Yes
Transco	Yes	Yes	Yes
Affinity Water (was Veolia Water until Oct 2012)	Yes	Yes	Yes
West End Parish Council	Yes	Yes	Yes
Wisley Parish Council	Yes	Yes	Yes
Worplesden Parish Council	Yes	Yes	Yes
General consultation bodies			
Epsom and Ewell Borough Council	Yes	Yes	Yes
Mole Valley District Council	Yes	Yes	Yes
Reigate and Banstead District Council	Yes	Yes	Yes
Tandridge District Council	Yes	Yes	Yes
All bodies listed in Appendix 1, which includes: <ul style="list-style-type: none"> • Councillors (local and county) • MP for Woking • Agents and developers • Religious groups • Minority groups • Groups for people with disabilities • Groups for older people • Young peoples' groups • Housing Associations • Transport groups • Environment and nature conservation groups • Residents Associations • Business interest, support and partnership groups 		Yes	Yes

<ul style="list-style-type: none"> • Leisure providers • Heritage and conservation groups 			
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(ii) how those bodies and persons were invited to make such representations (under regulation 18)

Initial notification

- 3.2 On 31 May 2012 the Council wrote to the specific consultation bodies listed in Table 1 to notify them of the Council’s intention to prepare the Site Allocations DPD, as part of a suite of Local Development Documents (LDDs). These bodies were invited to make representations on the content and issues that they would like the DPD to contain, with reference to the specific purpose and scope of the DPD. This was to allocate specific sites for the delivery of all forms of development, including residential, commercial and retail development and where relevant, safeguard land for the delivery of infrastructure. The text of this letter can be found in Appendix 2a.
- 3.3 The letter highlighted the programme for the preparation of this DPD, as set out in the Council’s adopted Local Development Scheme (LDS). It also referred to the timeframes for the independent examination of the Core Strategy and advised that any representations should be consistent with the policies set out in the Core Strategy. The Core Strategy was subsequently found sound at examination and was adopted by the Council in October 2012.
- 3.4 A further letter was sent on 13 February 2013 to neighbouring boroughs, to inform them of a number of planning documents that the Council intended to produce that may potentially create cross boundary issues. This letter offered the boroughs the opportunity to comment on matters that should be taken into consideration. The text of this letter can be found in Appendix 2a. This links to the Council’s Duty to Cooperate, and the emphasis in national policy on the importance of effective and on-going joint working between strategic policy-making authorities, as integral to the production of a positively prepared and justified Local Plan. The requirements of the Duty to Cooperate, and how the Council has met these, are covered in detail in the Duty to Cooperate Statement.
- 3.5 Further information on this initial stage of consultation on the Site Allocations DPD can be found in Section 3 of the Consultation Statement.

Draft Site Allocations DPD

- 3.6 On 18 June 2015 the Council sent letters and emails to the specific and general consultation bodies listed in Table 1, notifying them of the consultation on the Draft DPD taking place in the period from 18 June to 31 July 2015. The text of the letter can be found in Appendix 2b.
- 3.7 Approximately 2,300 organisations and individuals, whose details were stored on the Council’s LDF Consultation Database, were also notified about this stage of consultation (see Appendix 1).

The letter and email notification contained a link to where the Draft DPD and accompanying documents were available on the Council's LDF website. Paper copies of the DPD were sent to specific consultation bodies.

- 3.8 The letters and emails outlined that the Council was consulting on the specific deliverable allocated sites to enable delivery of the development objectives and requirements of the Core Strategy (2012). These bodies were asked to give their views on the proposed draft Site Allocations.
- 3.9 The letters and emails informed the bodies and persons that the documents were available to view or download on the Council's website, that paper copies were available to view in the four libraries across the Borough and at the Civic Offices reception. The opening times of the libraries and Civic Offices were also included.
- 3.10 The Council publicised the consultation as widely as possible, through a variety of means. This included posters and leaflets distributed and displayed in various locations around the Borough. The consultation was also publicised with an article in Woking magazine, which is distributed to every household in the Borough, on local radio stations (Eagle radio and BBC Radio Surrey), through social media (Twitter and Facebook) and with a number of public events in Woking town centre, in local centres, at Party in the Park (the Borough's annual fair/festival held in Woking Park). Specific meetings were also arranged with Residents Associations and Neighbourhood Forums, and with established business organisations, including Woking Chamber of Commerce and the Council's Developer and Agents Forum. Further meetings were also carried out with businesses, community groups (e.g young people) and others where requested. Further detail of the extensive consultation methods used can be found in Section 3 and the appendices of the Consultation Statement.
- 3.11 A questionnaire was produced, to accompany the Draft DPD, which was available online with an accompanying interactive map and as a hard copy. Hard copies were deposited at libraries and the Civic Offices alongside the consultation documents. Representations could also be made by letter and email, and the team's contact details were clearly published in the consultation material. An example of the interactive map and response form can be viewed in Appendix 2b.

Land to the East of Martyrs Lane

- 3.12 Following a Council resolution in October 2016, a further round of public consultation was undertaken to consider whether the land to the east of Martyrs Lane should substitute the six safeguarded sites in the Draft Site Allocations DPD, to meet future development needs (beyond the plan period) between 2027-2040. This was a focused consultation and not intended as an opportunity to revisit previous comments or issues raised in the 2015 Draft DPD consultation.
- 3.13 The consultation document 'Land to the east of Martyrs Lane' was published alongside the Sustainability Appraisal assessment of the site, with a link to the updated Sustainability Appraisal Report. On 3 January 2017 the Council sent letters and emails to the specific and general consultation bodies listed in Table 1 and Appendix 1, notifying them of the consultation on Land

to the east of Martyrs Lane was taking place in the period from 6 January to 20 February 2017. The letter and email contained a link to where the consultation documents were available on the Council's LDF website and as hard copies.

- 3.14 Notification about this stage of consultation was sent to organisations and individuals whose details were stored on the Council's LDF Consultation Database, which included those who responded to the Draft DPD (Regulation 18). Respondents were asked not to resubmit previously made comments, and to keep comments relevant to the consultation. The text of the notification letter and email can be found in Appendix 2c.
- 3.15 The consultation documents were made available at the Borough's four libraries, at the Civic offices and electronically on the Council's website. A response form was made available in paper format, available alongside the consultation documents at the locations above, and on the website. The response form can be viewed in Appendix 2c.
- 3.16 The consultation was publicised through various methods, including a press release, social media (Facebook and Twitter), consultation events and drop in sessions, detailed further in the Consultation Statement. The consultation received a high level of interest and numerous articles were published in local newspapers. Copies of these articles can be found in Appendices 45 and 46 of the Consultation Statement.

Regulation 17 (d)(iii) - A summary of the main issues, and (iv) how those have been addressed in the DPD

This section is structured in three parts according to the three separate consultations that were undertaken.

Initial notification

- 3.17 The Council received comments from specific consultation bodies including Environment Agency, Highways Agency, Natural England, Surrey County Council, Thames Water and English Heritage.

(iii) a summary of the main issues raised by those representations.

- 3.18 A summary of the main issues raised by the representations are:
- Sites identified for future development should prioritise low flood risk areas. A sequential test should be applied so that development is directed to suitable sites where the risk of flooding is lowest;
 - Consideration should be had for the potential impact on the strategic road network;
 - The assessment of sites should be thorough and criteria based to identify the most sustainable locations and avoid areas that may have a negative impact on sensitive assets in the borough;
 - The preparation of the DPD should be coordinated with infrastructure provision in mind, where there should be continuous consultation with infrastructure providers.
- 3.19 A more comprehensive list of the main issues raised at the stage and how these have been taken into account can be found in Appendix 3a.

(iv) how those main issues have been addressed in the DPD

- 3.20 The points raised emphasised the importance for the Council to undertake a thorough assessment of the potential sites, for constraints, opportunities and development impacts. Engagement at such an early stage allowed for the identification and preparation of further technical work in sufficient time to inform the Draft DPD.
- 3.21 Many of the issues raised were addressed by the Sustainability Appraisal (SA) which has accompanied the DPD at each stage of preparation. The SA demonstrates that a thorough assessment has been undertaken for each of the sites through the evaluation against numerous sustainability objectives including impact on flooding, heritage assets and accessibility.
- 3.22 With regard to the point about the coordination of development with infrastructure provision, the Council has an Infrastructure Delivery Plan (2011, updated 2018), which sets out what infrastructure is required to meet the levels of growth proposed in the Core Strategy, with timings for the provision of such infrastructure. In addition, the Council has continued to consult with infrastructure providers on local infrastructure issues throughout the preparation of the DPD to address any substantial issues.
- 3.23 In addition, each site allocation policy contains key requirements regarding flood risk and flood risk assessments, sustainable urban drainage systems, heritage, transport and access and the necessary assessments. There is also a key requirement for Community Infrastructure Levy towards infrastructure provision, where relevant, and any other form of infrastructure that the site should make provision for. It is important to emphasise that a number of infrastructure projects have already been delivered, and will continue to be delivered to support development.

Draft Site Allocations DPD

(iii) a summary of the main issues raised by those representations.

- 3.24 The Council received responses from 1692 individuals comprising of 32,712 separate representations during this consultation held between 18 June and 31 July 2015. Representations came from various individuals, organisations and groups, including statutory bodies, infrastructure providers, local interest groups and residents. The responses received were processed and published [online](#) from the end of 2015
- 3.25 The main issue raised in responses to the consultation was objections to the release of Green Belt for future development. This related to the release of Green Belt to meet development need within the plan period and also to the release of Green Belt for safeguarding, to meet needs beyond 2027. Most people expressed their concern and provided a variety of reasons for their views including infrastructure issues, the environment, wildlife and character of the area.
- 3.26 In addition to the objections to the loss of Green Belt, the most prevalent issues raised in the representations to the Draft (Regulation 18) Site Allocations DPD were:
- Concerns about local infrastructure and the negative impact new proposals would have- this included comments about local roads, congestion, lack of school provision, lack medical services
 - Objections to the release of Green Belt to meet accommodation needs of Travellers.
 - Concerns about the lack of evidence base. E.g. the lack of a Landscape Character Assessment
 - Concerns regarding the potential significant increase of traffic

- Comments highlighting the various important functions of the GB and why the boundary should be maintained.
 - Comments scrutinising the assessments of the sites and highlighting concerns about potential inconsistencies.
 - Concerns regarding the identification of safeguarded sites post 2027
 - Concerns that sites were at risk of flooding and that increased development sites will increase flooding
 - Concerns that there has not been a thorough assessment of alternatives to inform the selection of preferred sites
 - Concern that the Council has not demonstrated an exhaustive list of brownfield sites for development
 - Site specific comments supporting or objecting various sites
 - Proposed reclassification of existing SSSI sites to higher designation
 - Suggestions that the Council should re-use existing empty office space, commercial buildings in industrial estates before development in the Green Belt
 - Support for more homes in sustainable locations to meet the needs of younger residents who have grown up in the area.
 - The Council has deviated from the recommendations of the Green Belt Boundary Review and have proposed to allocate sites that have not been recommended in the report
 - Concerns that proposals would irreversibly alter the character of the area
 - Concern that there is a lack of joined up work between Woking Borough Council and Surrey County Council.
- 3.27 The Council prepared a separate document containing its response to some of the key issues that were raised by the representations entitled 'Response to key issues and matters submitted during the Regulation 18 consultation' (see Appendix 3b). Whilst the topic paper addressed the key issues raised, it did not deal with all individual representations made. Therefore, for completeness, the Council carefully considered and provided individual responses to each of the 32,712 separate representations. These can be viewed at <https://www.woking2027.info/allocations> and in hard copy at the Civic Offices.
- 3.28 Other representations raised issues that did not attract receive the same level of response. These concentrated on locally specific issues, suggestions of new sites or amendments to existing ones, and comments relating to wider environmental or housing issues, including:
- Scrutiny over the travel times set out in the document- considered unrealistic
 - Objection to certain sites and reasons why said sites were not considered developable, deliverable
 - Suggestions of new sites for inclusion in the DPD or provision of further supporting information for sites already in the DPD (see paragraph 3.39 below)
 - Concerns regarding conditions of roads/pavements and the impact these have
 - The impact of development proposals on wildlife has not been assessed
 - The proportion of Green Belt areas within a certain area of the Borough that would be lost as a result of development proposals
 - Further consideration should be given to downsizing and elderly people accommodation.

(iv) how those main issues have been addressed in the DPD

- 3.29 The responses resulted in a number of updates of detailed nature to bring the DPD up to date. The planning status of the sites were either updated or sites were deleted altogether (where permissions were either implemented or being implemented- e.g. Victoria Square and Former St Dunstons). This was particularly important where changes had an impact on the anticipated use or capacity of the sites, these modifications were proposed for the following sites:
- Nursery land adjacent to Egley Road, Mayford. Allocated for residential development and a school. Planning permission was granted for a school. *Planning status to be updated*
 - Horsell Moor, Allocated for residential development. Planning permission was granted for elderly accommodation. *Proposed use to include elderly accommodation*
 - Broadoaks, Allocated for employment led mixed use development including offices and residential. Planning permission was granted for a secondary school and 155 dwellings. *Proposed use to include educational facilities.*
 - Elliot Court. Allocated for mixed use development to include residential and offices. Planning permission was granted for residential on part of the site
 - Coal Yard/Aggregates Yard, Guildford Road. Allocated for residential. The allocation was dependent on the relocation of existing uses and therefore modifications were proposed for this site.
 - 30-32 Goldsworth Road, Woking Railway and Athletic Club, Systems House and Bridge house. Allocated for mixed use. Pre-application discussions suggest a higher capacity could be supported. *The details on capacity were updated to reflect the emerging scheme.*
 - Albion House, High Street and Commercial Way. Works in this area suggest the inclusion and capacity of the sites should be altered.
 - Land at Five Acres, the Council has acquired the land to deliver residential, including accommodation for traveller pitches. The sites should be combined and proposed uses amended to include affordable housing and accommodation needs for travellers.
 - Ten Acre. It was proposed that the uses be extended to include green infrastructure, recreation and parking
- 3.30 Some representations put forward new sites or provided further supporting information. These included:
- Supporting information for residential development at Pyrford sites (GB12/13)
 - Land at Brookwood Cemetery for cemetery and crematorium provision
 - Byfleet Cricket Club and Playing Field for residential development
 - Land to east of Egley Road for residential development
 - Open land at Blackmore Crescent, Sheerwater for residential development
 - Pyrford Cricket Ground and Village Hall for residential development
 - Land at Tulip Trees, near Ascan Croft, St Johns for residential development
 - Woking Football Club of mixed use development including residential
 - West Byfleet Railway Station Car Park for residential development.
- 3.31 These sites were assessed further and a sustainability appraisal carried out in line with the Sustainability Appraisal Framework. Two of the sites proposed were taken forward:
- Land at Brookwood Cemetery for cemetery, crematorium and other forms of disposal, conservation and enhancement of the heritage assets of the sites, creation of visitor facilities and museum and display space to explain all matters related to death and operational facilities such a secure storage. The site will continue to be washed over by the Green Belt.

- Land at Woking Football Club, Kingfield Road, Kingfield to be allocated for mixed use development including Gymnastic Club.
- 3.32 Aside from the above modifications and minor editorial updates, no significant modifications were proposed. The full responses were [published](#) online on 9 November 2016 and were also available for inspection at the Civic Centre on request. Any proposed modifications as a result of representations were clearly stated where relevant. A revised draft Site Allocation DPD was taken to the LDF Working Group in July 2016.

Land to the East of Martyrs Lane

(iii) a summary of the main issues raised by those representations.

- 3.33 As noted above, this was a focused consultation to consider whether the land to the east of Martyrs Lane should substitute the six safeguarded sites in the Draft Site Allocations DPD, to meet future development needs between 2027-2040. It was not intended as an opportunity to revisit previous comments or issues raised in the 2015 Draft DPD (Regulation 18) consultation.
- 3.34 Following further work and bespoke consultation carried out on Land to the East of Martyrs Lane (as detailed below), in accordance with the resolution of the Council, the revised draft Site Allocation DPD was then taken to the LDF working group on 5 September 2018, for agreement to proceed to Council to approve publication and consultation of the Draft (Regulation 19) Site Allocations DPD.
- 3.35 The Council received 32,164 representations from 3,018 individuals and organisations. The majority (81%) of responses objected to the possibility of safeguarding the land east of Martyrs Lane. 550 responses (18.2%) supported the proposal with the view that one large site would allow for economies of scale, where the necessary infrastructure could be delivered more easily for the one site. The remaining responses were neither for or against. Comments received were wide ranging, and presented issues such as increased traffic, insufficient infrastructure and the impact on the environment as reasons for objecting to the proposal.
- 3.36 Further detail of the main comments received from the consultation included:
- Concern that development of land east of Martyrs Lane would lead to urban sprawl.
 - Concerns of the risk of flooding, parts of the site is within Floodzone 2 and 3
 - Concern that the Martyrs Lane proposal will concentrate traffic in one area and therefore have a negative impact on residents and businesses in the immediate area. The previously identified safeguarded sites would allow for traffic to be dispersed.
 - Concern that there is a lack of public transport connectivity in and around the site
 - Concerns about sink holes in the area around Martyrs Lane
 - The proposal would lead to unsustainable development
 - The scale of development will require major infrastructure
 - Concerns about the impact on habitats and wildlife
 - Concern that there are no special circumstances to justify the release of the site from the Green Belt
 - Ancient woodlands should be protected, concerns raised that the Ancient Woodland on the site will be negatively affected
 - Concern that proposals don't take into account development proposals in adjoining authorities e.g Fairoaks
 - Criticism of the existing transport policy
 - The site is not suitable because it is under a number of flightpaths
 - Concerns about the social and environmental reasons for not living near a recycling centre

- Objection to urban extension approach as an alternative to a dispersed approach to deliver future development needs post 2027
- Concerns about the makeup of members on the LDF Working Group
- Questions about the deliverability of the site given that the owners have confirmed that the land is not available for development.
- Concerns that the site is contrary to the Council's Natural Woking Strategy and Landscape Assessment.
- Concerns that the Canalside Ward will be the focus of most of the development for the borough
- Support for the redevelopment of Martyrs Lane over the original six sites as the site consist pre-developed, underused land
- Reference to the Officer's Report for the McLaren proposal which suggests that the proposal site wouldn't lead to urban sprawl
- The Martyrs Lane site can be developed to achieve the Council's objectives without the need to develop the Golf Course
- Reference to the Green Belt Boundary Review Report, which states Parcel 9 has 'very low suitability' for removal from the Green Belt.
- The Pyrford and Mayford Green Belt is an irreplaceable asset and has conservation areas and heritage assets adjacent
- One large site at Martyrs Lane will provide economies of scale making it easier to resolve infrastructure issues and allow for new facilities to be built on site.
- The Martyrs Lane site is easily accessible from the M25, Woking Town Centre and the arterial road networks.
- There is no published evidence to support the safeguarding of land to the east of Martyrs Lane
- The Martyrs Lane consultation is not supported by additional transport assessment to identify potential traffic impacts on the local and strategic road network including A245 and A318
- Confusion raised as to why the Martyrs Lane site which was previously considered unsuitable for development can now be identified for potential future development

3.37 The Council also received representations from two significant land owners of the site (New Zealand Golf Club and the McLaren Technologies Group Ltd). The former confirmed that the golf course was not currently available and would not be so in future, and McLaren stated that it would only allow its land holding to be used as a strategic employment site to support its own future expansion. In this regard, these two sites were not considered available to meet future development need and are unlikely to be considered deliverable or developable with regard to the NPPF. It was considered unlikely that a compulsory purchase application would be successful. Therefore, safeguarding the sites regardless could undermine the soundness of the DPD.

3.38 The exclusion of the two land holdings from the land east of Martyrs Lane would result in a significantly smaller development area and lower capacity to accommodate future development needs at the level required to substitute all the previously identified sites. In addition to this, the residual area excluding the two areas will lead to isolated development within the Green Belt and therefore lead to urban sprawl.

3.39 Officers summarised and considered all representations and provided a response to each, and any proposed modifications as a result of the representation was clearly stated. The full responses can be viewed at <https://www.woking2027.info/allocations/represponsemartlane>. Hard copies of the representations can also be inspected at Woking's Civic Centre on request.

3.40 In addition to this, the Council prepared two topic papers which sought to address recurring issues submitted in the representations (see Appendix 3c for weblinks). The title of the first paper was entitled 'Woodham and Horsell Neighbourhood Forum, Issues and Response Topic Paper' and was prepared in order to address standard comments prepared by Woodham and Horsell Neighbourhood Forum. The form comprised of 15 distinct representations objecting to the land east of Martyrs Lane site and formed the basis, either in part or full, to the vast majority of the responses to the consultation. The second topic paper, the 'Duty to Cooperate Bodies Topic Paper' was in response to representations submitted by statutory consultees and neighbouring authorities.

(iv) how those main issues have been addressed in the DPD

3.41 Based on the analysis of representations received during Regulation 18, as summarised above, and the available evidence, including the Green Belt Boundary Review 2014, the Green Belt Review and Landscape Assessment for land to the east of Martyrs Lane 2016, A320 Corridor Study, Woking Town Centre Modelling Assessment, HRA, a review of the Infrastructure Delivery Plan, the Strategic Housing Land Availability Assessment and the Sustainability Appraisal, Officers took a report to the LDF Working Group on 5 September 2018. This recommended that the original safeguarded sites published in June-July 2015, with the exception of GB13 Land east of Upshot Lane be taken forward as the Council's preferred approach to safeguarding for the purposes of the Regulation 19 consultation. It also included the modifications proposed as a result of that Regulation 18 consultation (June-July 2015), as originally presented to the working group in July 2016.

4. Conclusion

4.1 This statement has set out how the Council has met the requirements of Regulation 17(d) as reiterated in Regulation 22 (1)(c). It shows which bodies and persons were invited to make representations under Regulation 18, and how they were invited to do so, giving details of how the requirements have been met at each stage of consultation undertaken under Regulation 18, as detailed in Section 2. It goes on to summarise the main issues raised by the representations within each stage of the Regulation 18 consultations, and how those main issues have been addressed in the DPD.

4.2 In addition to the specific requirements of this statement, comprehensive consultation has been carried out throughout the preparation of the Site Allocations DPD, meeting or exceeding the requirements of the relevant Regulations and the Council's Statement of Community Involvement (2015). Extensive detail of this can be found in the Council's Consultation Statement, which meets the requirements of Regulation 22(1)(c), and is submitted to the Secretary of State alongside this Statement and the Submission Draft DPD. For information, it is emphasised that representations received during the Regulation 19 consultation, analysis of those representations and the Council's Schedule of Proposed Modifications have been submitted to the Secretary of State as part of the Submission Documents.

Appendix 1. Bodies and persons invited to make representations under Regulation 18

Organisations, businesses and groups invited to make representations under Regulation 18

A.N.D. Consulting
AAP Architecture Ltd
Abellio Surrey
Ace Marcelle Hope Limited
Adams Planning + Development Ltd
ADM Architecture
Adult Social Care NW Surrey
Adviser - Land Use Operations
Aerodrome and Air Traffic Standards Division
Affinity Water (was Veolia Water Central until Oct 2012)
Age Concern
Albury Land (West Byfleet) Ltd
Alexson Homes
All Saint's Church
Allchurch Bailey
Alliance Planning
Alpha Road Residents Association
Ambassadors Theatre Group
AMEC
Amec Foster Wheeler E&I UK
AMG Planning and Development
Ancient Monuments Society
Anderson Planning & Development
Anthony's Residents Association
Antler Homes
Apcar Smith Planning
Architype
Arcus Consultancy Services Ltd
ARR Developments Ltd
Arriva Southern Counties
Arts Council for Woking
Ashill Developments
Ashley House
Aspire Architects LLP
Banner Homes (Wessex) Ltd
Barnsbury Infant School

Barratt Homes
Barratt Homes Southern Counties
Barratt Southern Counties
Barton Willmore LLP
Basingstoke Canal Authority
Batcheller Thacker
BBF Fielding
BCM
Beaufort Community Primary School
Beaumonde Homes
BECKBRIDGE LTD
Beechcroft Developments
Bell Cornwell Partnership
Bellway Homes (South East)
Bewley Homes
Birchwood Homes
Bishopgate Homes Ltd
Bisley Parish Council
Blue Cedar Homes
Blue Sky Planning Ltd
BNB Management
BNP Parabis Real Estate
Bonham Homes Ltd
Bovis Homes Ltd
Bowness
Boyer Planning Limited
Bracknell Forest Council
Brambledown Residents Association
Brimble, Lea And Partners
British Land Properties
Broadmere Community Primary School
Broadway Malyan
Brook House
Brookwood and Bridley Neighbourhood Forum
Brookwood Primary School
Brookwood Village Association
Bryan Jezeph Consultancy
Burhill Estates Company Ltd

Burhill Golf and Leisure Limited
Byfleet Neighbourhood Forum
Byfleet Primary School
Byfleet United Charities
Byfleet Village Association
Byfleet, West Byfleet & Pyrford Residents Association
c/o London Gypsy and Traveller Unit
Caistor Properties Limited
CALA Homes
Cameron Jones Planning
Campaign for Real Ale
Campaign to Protect Rural England - Surrey Office
Cap Gemini
Carers Support Woking
Carisbrooke Investments
Carlone Buses
Carter Jonas LLP
Carter Planning Ltd
Castle Wildish Chartered Surveyors
Catesby Property
cgms
Charles Austen Pumps Ltd
Charles Church Developments Ltd
Cheapside Residents Association
Chobham Parish Council
Chris Thomas Ltd
Christchurch Bookshop
Christian Clinic For Environmental Medicine
Church Commissioners
Churchods
Civil Aviation Authority
Clarence Country Homes Limited
Clerical Medical Manged Funds Ltd
Clifford Chance Secretaries Limited
CNS Systems - Navigation, Spectrum & Surveillance
Coal Pension Properties Ltd
Co-Chair Surrey Gypsy Traveller Communities Forum
Community Learning Partnership

Convery Developments Ltd
Cooper Environmental Planning
Council For British Archaeology
Country Land and Business Association
Countryliner
Countryside Properties
Courtley Consultants Ltd
CPRE Woking and Surrey
Crane and Associates
Crest Strategic Projects
Croudace
D & M Planning Partnership
Dalton Warner Davis LLP
David L. Walker Chartered Surveyors
Day Tanner Partnership Ltd
Deafplus
Dean Lewis Estates
DEFRA
DELOITTE
Denning Male Polisano
Development Planning partnership
Devine Homes PLC
DHA Architecture
DHS Engineering
Diocesan Surveyor and Property Manager
Director of Commissioning
Doherty Baines
Downland Housing Association
DPDS Consulting Group
Drivers Jonas Deloitte
DTZ
Edgington Spink and Hyne Architects
Education and Skills Funding Agency
Education Authority
Education Funding Agency
Edwards And Associates
EE
Egley Road Residents Association
Ellingham Limited
Elm Trees House
Elmbridge Borough Council

EMF Enquiries
Entec UK Ltd
Enterprise First
Environment Agency
Epsom and Ewell Borough Council
Estates Department
Exedra Architects
Fairoaks Airport Ltd
Fairview New Homes Plc
Federation of Small Businesses (Surrey and West Sussex Regional Office)
First Church of Christ Scientist
Firstplan
Ford and Farm Road Residents Association
Forestry Commission
Form Architecture & Planning
Frank Winter Associates
Freight Transport Association
Friars Rise Residents Association
Friends Of The Earth
Friends Of The Elderly
Friends, Families And Travellers
Fromson Construction Co Ltd
Fusion Online Limited
Gay Surrey
George Wimpey South West Thames
George Wimpey West London Ltd
Georgian Group
Gerald Eve
Gillenden Development Company Ltd
Gladman Developments Ltd
GL Hearn
Gleeson Strategic Land
Glen House Estates Ltd
Gloster Road and Priors Croft Residents Association
Goadsby and Harding Commercial
Goldcrest Homes
Goldsworth Park Community Association
Goldsworth Primary School

Gravitas 1061 Limited
Greenoak Housing Association
Guildford Borough Council
Guildford Diocese
Guildford Police Station
Gurney Consulting Engineers
GVA Grimley
Gypsy and Traveller Forum
Hackwood Homes Ltd
Hallam Land Management Limited
Hammerson UK
Hart District Council
Hayward Partnership
Head of Primary Care
Health & Safety Executive
Henry Adams Planning Ltd
Henry Smith
Heritage Architecture
Heritage Conservation Team
Heritage Property Consultant
Heronbrook
Highways England
Hillside Residents Association
Historic England South East Office
HM Prison Service
Hockering Residents Association (Chairman)
Holder Mathias Architects
Homes and Communities Agency
Home-Start Woking
Hon Secretary Surrey County Playing Fields Association
Hook Heath Neighbourhood Forum
Hook Heath Residents Association
Horsell Businesses' And Traders' Association
Horsell Common Preservation Society
Horsell Park Residents Association (Chairman)
Horsell Residents Association
House Builders Federation
HRA Planning Sub-Committee
HTA Design LLP

Hunterhill Estates Ltd
Hyde Housing Association (Hyde Martlet)
Hyder Consulting (UK) Ltd
Iceni Projects Limited
Iconic Design
Indian Association Of Surrey
Indigo Planning Ltd.
Inland Waterways Association
Irish Community Association
Irish Travellers Movement in Britain (ITMB)
James Smith Associates
Jehovah's Witnesses
John Ebdon Homes
Joint Commercial Planning Manager
Jones Lang LaSalle Ltd
JSA Architects
Keith Hiley Associates Ltd
Kendall Cars Ltd
Kiely Planning
Kier Homes Ltd
Kilnhanger
King Sturge
Kingfield School
Knaphill Lower School
Knaphill Residents' Association
Knaphill School
Knaphill Traders Association
Lacey Simmons Ltd
Lakeview Community Action Group
Lakeview Youth Club
Lambert Smith Hampton on behalf of NOMS / HM Prison Service
Lamron Developments Ltd
Landmark Information Group Ltd
LDA Design
Leith Planning Limited
Lewandowski Architects
Liaise
Linden Homes
Linden Homes South-East Limited
Link Leisure, New Horizons
Lizard Estates

Local Agenda 21
Local Committee and Partnership Officer (Woking)
Local Education Officer
Local Libraries
Local Councillors
London & Quadrant Housing Trust
MAA Architects
Maddox Associates
Main Allen Property Consultancy Ltd
Mantle Panel Ltd
Martin Critchell Architects
Martin Grant Homes
Mary Hackett and Associates
Maybury Centre
Maybury Community Association
Maybury Infant School
Maybury Sheerwater Partnership Garden Project
Mayer Brown
Mayford Village Hall
MBH Partnership
McLaren Group Limited
Mercury Planning
MGA Town Planning
Michael Shanley Group
Mike Hart Architect
Millgate Homes
Mitchell Evans Partnership
Mobile Operators Association
Mole Valley District Council
Morgan Smithyes
Mott Macdonald
Mouchel Parkman
Mount Green Housing Association
Moyallen
MRC Pension Trust Ltd
Muslim Community Centre
Nathaniel Lichfield & Partners
National Farmers Union (SE Region)
National Grid Control Centre
National Grid House

National Housing Federation South East
National Landlords Association
National Trust
Natural England
Network Development Unit Manager
Network Manager For Surrey
Network Rail
New Life Church
New Monument School
New Zealand Golf Club
NFU Office
NHS England (South)
NHS Guildford and Waverley Clinical Commissioning Group
NHS North West Surrey Clinical Commissioning Group
NHS Property Services - Head of Planning and Development
NHS Property Services - Planning and Development Assistant
NHS Surrey
NHS Surrey Heath Clinical Commissioning Group
North West Surrey Association Of Disabled People
North West Surrey CCG
NULAP c/o Aviva Investors
Nursery House
Ockham Parish Council
Octagon Developments Ltd
Office of Rail Regulations
Old Woking Community Association
Omega Partnership
One World Architects
Open Spaces Society
Paradigm Planning Limited
Parnell Design Partnership LLP
Parsons Brinckerhoff
Partner, Planning Department
Peacock & Smith
Peacocks Centre
Pencoed

Persimmon Homes
Peter Allan
Peter Black Associates
Pinecrofe Housing Association
Pirbright Parish Council
Pitmans
Planinfo Research Team
Planning Issues Ltd
Planning Issues/Churchill Retirement
Planning Officer Society (SE)
Planning Services
Planning, ASDA
Plans Team, The Planning inspectorate
Planware Ltd
PleydellSmithyman Limited
PRC
Probation Service
Proteus
PROWD (Partnership for the Regeneration of Old Woking)
PRP Architects
Public Affairs Executive
Public Health Consultant
Public Health Team
Pyrford Cof E (Aided) School
Pyrford Green Belt Action Group
Pyrford Homes Ltd
Pyrford Neighbourhood Forum
Quinton Scott Chartered Surveyors & Estate Agents
Quod Ingeni Building
R Perrin Town Planning Consultants
Rapleys LLP
RDJW Architects Ltd
Reef Estates Ltd
Reigate And Banstead Borough Council
Religious Society Of Friends
Repropoint
Reptons Coaches

Reside Developments
RG Mole & Co. Ltd
RG+P Ltd
Ripley Parish Council
Rippon Development Services
Rolf Judd Planning
Romans Land and Planning
Rosemary Simmons Memorial Housing Association
Rosetower Ltd
Royal Borough of Windsor and Maidenhead
Royal Mail Group Ltd
Runnymede Borough Council
Runnymede Homes Ltd
Rushmon New Homes
Ruston Planning Limited
Rutland Group
Rydon Homes
Sandy Way Residents Association
Savills
Scotia Gas Networks
SCPFA
Secretary of State for Transport, Department for Transport (DfT)
Send Parish Council
Shanly Homes
Sheerwater Residents Association
Sheerwater Residents Association
Sheerwater Youth Centre
Sheets Heath Residents Association
South East Coast Strategic Health Authority
South West Trains Ltd, Commercial Services
Southern Gas Networks
Southern Star Property Investments
Spelthorne Borough Council
Sport England
St Dunstan's Catholic Primary School
St Edward Brotherhood

St Hugh Of Lincoln Catholic Primary School
St James South Thames Limited
St John's Primary School
St Johns Village Society
St Mary's Church Office
St Mary's C Of E Primary School
St. Edward Brotherhood
St. John The Baptist R.C Secondary School
St. Peter's Convent
Stagecoach South
Stanhope plc
Sterling Portfolio Management on behalf of Leylani Ltd.
Stewart Ross Associates
Stonham Housing Association
Strategic Land Partnerships
Strutt & Parker LLP
Suncroft
Surrey & Farming Wildlife Advisory Group
Surrey & Hampshire Canal Society
Surrey Access Forum
Surrey Archaeological Society
Surrey Chamber of Commerce
Surrey Coalition of Disabled People
Surrey Community Action
Surrey Connects
Surrey County Council
Surrey County Council Highways
Surrey County Playing Field Association
Surrey Health and Well being Board
Surrey Heath Borough Council
Surrey Heath Council
Surrey Heathland Project
Surrey Lifelong Learning Partnership (SLLP)
Surrey Nature Partnership
Surrey Police

Surrey Police Commissioner's Office
Surrey Travellers Community Relations Forum
Surrey Wildlife Trust
Sussex Wildlife Trust
Sustainable Places Team, Environment Agency
Sutton Green Association (Secretary)
Sutton Green Village Hall and Association
Tandridge District Council
Tanner and Tilley Town Planning Consultants
Taylor Wimpey UK Ltd
Tenants Representative
Terence O'Rourke Ltd
Testament Land Company (TLC)
Tetlow King Planning
Thakeham Homes
Thames Valley Housing Association
Thames Water Planning/Property
Thameswey Sustainable Communities Ltd
The Arbor Centre
The Barnsbury Project
The Barton Willmore Planning Partnership
The Bishop David Brown School
The Coal Authority
The East Hill Residents Association
The Garden History Society
The Guinness Trust
The Gypsy Council
The Gypsy Council (GCECWR)
The Hermitage School
The Hon. Planning Officer of the Surrey County Playing Fields Association
The Horsell Village School
The John Phillips Planning Consultancy
The Landmark Trust
The Lawn Tennis Association
The Lightbox
The Marist Catholic Primary School

The National Trust
The Oaktree School
The Park School
The Peacocks Centre
The Planning Bureau Limited
The Planning Inspectorate
The Ridge And Lytton Road Residents Association
The Riding Residents Association
The Rotary Club of Woking
The RSPB
The Shah Jehan Mosque
The Sheerwater/Maybury Partnership
The Sirius Group
The Society For The Protection Of Ancient Buildings
The Theatres Trust (Planning dept)
The Twentieth Century Society
The Winston Churchill School
Thomas Eggar LLP
Three
Tourism South East
Tower Homes Ltd
Town Centre Management
Town Centre Manager
Toys R US
Transform Housing
Turley
UK Power Networks
Vail Williams
Victorian Society
Vincent James Homes Ltd
Virgin Care Limited
Walden Telecom Ltd
Waterfall, Durrant & Barclays
Wates Developments
Watkin Jones
Waverley Borough Council
Welmede Housing Association
Wentworth Homes
West Byfleet Business Association

West Byfleet Golf Club
West Byfleet Infant School
West Byfleet Neighbourhood Forum
West Byfleet Women's Institute
West End Parish Council (Parish Clerk)
West Estates Limited
West Hall Estate Company Ltd.
West Waddy: ADP
Westfield Common Residents Association
Westfield Primary School
Wey Estates
William Lacey Group
William Nash PLC
Wishmore Cross School
Wisley Parish Council
Woking And District Trades Council
Woking Asian Business Forum
Woking Association of Voluntary Service (WAVS)
Woking Chamber of Commerce
Woking Chambers of Commerce
Woking Chinese School
Woking College
Woking Community Play Association
Woking Community Transport Ltd
Woking Conservatives
Woking Constituency Conservative Office

Woking Cycle Users Group
Woking Football Club
Woking For Pedestrians
Woking High School
Woking Liberal Democrats
Woking MIND
Woking Pakistan Muslim Welfare Association
Woking People of Faith
Woking Ramblers
Woking Shopmobility
Woking Sports Council
Woking Youth Arts Centre
Woking Youth Centre
Wokingham Borough Council
Wolsey Place Shopping Centre
Woodham Way Residents Association
Woodland Trust
Woodlands Community Group
Woolf Bond Planning
Work Space Group
Worplesdon Parish Council
Wych Hill Way Residents Association
Wyevale Garden Centres Ltd
WYG
York Road Project

Individuals invited to make representations under Regulation 18

Mr Matthew Verran	Mr Roger Smith	Mr Giuseppe Iannelli
Ms Sarah Whitlock	Mr William Whittaker	Ms Helena Bigham
Ms Abigail Smith	Sibilla Torricelli	Mr Andrew Drysdale
Mr Nigel Oliver	Mr Jonathan Cottam	Lesley Hunt
Ms Jane Knowles	Mr Stephen Hart	Mr Mark Hunt
Pip Barnes	Ms Jenny Bach	Lesley Smith
Mr Eric Vardy	Mr Peter Bach	Mr Simon Hacking
Ms Margaret Perks	Mr James March	Ms Vivien West
S Laukkanen	Mr Clive Lowe	Mr Victor Laming
Ms Beryl Clavey	Ms Sarah Cook	Mr Robert Hopkins
Mr K R Clarke	Mr Nick Greenhouse	Mr Tony Thompson
Ms Dawn Playfoot	Ms Kate Douglas	Mr Nigel Talbot
Ms Emma Watson	Ms Caroline March	Ms Jennifer Butcher
Ms Holly Franklin	Ms Gemma Lane	D P Williams
Ms Debbie Margaroni	Mr Michael Widdup	Ms Amy Reddick
Mrs T Brewer	Mr Simon Baker	Ms Amy Claydon
Ms Laura Marczewski	Mr David Dowling	Mr Andrew Nelson
Mr David Langton	Mr Shaun Butler	Mr Chris Claydon
Ms Helen Clothier	Mr Jeremy Blayney	Ms Amanda Ferguson
Ms Kate Gulliver	Ms Emily Hart	Ms Taly Harris
Ms Maggie Howe	Ms Lucy Thomas	Ms Nicola Glen
Mr Neil Mahoney	Ms Charlotte Davis	T Whatley
Mr George Topping	Ms Kay Pyke	Ms Gill Talbot
Ms Vicki Morganti	Ms Stacey Hesketh	Ms Carol Pasquill
Mr Matthew Ryder	Ms Laura Whitfield	Mr Giuliano Iannelli
Mr Chris McLoughlin	Miss M A Smith	Ms Isabella Iannelli
Ms Nicola Howard	Mr Jim Greer	Mr Giovanni Iannelli
Ms Geraldine Laing	Mr Terry Knight	Ms Carmina Iannelli
Mr David Thorne	Ms Margaret Roderick	Mr Brian Barrow
Mr David Cottle	Mr Jeremy Blayney	Ms Lisa Leonard
Mr Chris Hacking	Mr Ben Hacking	Mr Andy Dams
Ms Rebecca Haddow	Adam	Ms Andrea Alestrand
Ms Tammy Dexter	Ms Christine Iannelli	Jovita Dams
Ms Michele Barker	Mr Antony Green	Mr Bill Bruno
Emmanuel Bach	Mr D Westbrook	Ms Nikki Pitt
Ms Jessica Hart	Ms Maria Quinnell	Mr Hussain Anjum
Mr Ron Brans	Mr E D'Arienzo	Ms Angela Robinson
Yoshi Mori	Ms Victoria Page	Ms Eleanor Jacques
Mr Stephen Twilley	Sam Doherty	Mr Mark Trinder
Alwyn Bowen	Mr Simon Eaton	Ms Elizabeth Robshaw
Ms Wendy Hennessy	Ms Beryl Hennessy	Ms Eira Meller
	Ms Ann Peake	Ms Patricia Edwards
	Ms Gemma Pickett	Ms Caroline Blackney

Mr Barry Richards
Mr Robert Shatwell
Mr Carl Francis
Ms Karen Patrick
Ms Amanda Morrison
Ms Justine Butler
Mr Martin Willis
Mr Stuart Telfer
Ms Ioanna Namintraporn
Mr Graeme Laing
Mr Eddy Holding
Ms Larissa Zaporajtchenko
Mr Anthony Brewer
Mr Kevin Dent
Ms Nikki McNeill
Ms Jeanne Ashdown
Mr Les Adcock
Mrs D Boodia
Mr Philip Young
Mr Timothy Howe
Mr Tim Stolworthy
Ms Emma
Ms Haley Tortorici
N Angus
Mr Ian McVeigh
Ms Lisa Mitchell
Dr Sohail Amer
Mr Christopher Ashdown
Mr Nigel Perryman
Ms Katie Blackham
Mr Jamie Sharpley
Mr James Belso
Mr Andy Grout
Mr Stephen Newman
Ms Paula Belso
Ansa Nisa
Mr Brett Benson
Mr Michael Smith
Ms Sonia Appleby
Ms Marianne Meinke
Mr David Coupe
Ms Briony Sloan
Ms Brigid Stubbs

Frances Wood
Frances Wood
Mr Paul Haygreen
Mr Benedict Watt
Mrs Catherine Watt
Mr Ronald Watt
Mr Andrew Mellett
Ilona Otrebska
Mr John Benbow
Mr Robin Hoyle
Ms Vikki Walls
Mr Ray Benbow
Ms Sue Benbow
Mr Dudley Smith
Mr John Mills
Mr Ronald Woollcott
Mr Andrew Choules
Ms Jo Kelly
Ms Marisa Baker
Mr Richard Mallett
Ms Nicole Thomson
Mr Michael Jones
Lesley Green
Mr Peter Green
Mrs Tracy Pickering
Ms Carey Leach
A Collis
Mr And Mrs D Ling
Ms Liz Saunders
Mr Jonathan Fudge
Mr Mark Clare
Mr Nigel Readings
Ms Clare Davies
Ms Anne Camp
Dr Kathy Miller
Ms Rebecca
Rhian Holmes
Ms Melanie Wilkinson
Ms Sue McKeown
Ms Amy Anjum
Mr John McKeown
Mr E J Ghisoni
Miss Katen Lewis
Mr Kiron Bose
Ms Jill Wakefield

Ms Tina Bose
Mr Philip Barr
Ms Rosemary George
Ms Holly Case
Mr Richard Alder
Mr Chris Laws
Ms Barbara Prowle
Ms Mary Catherine Fowler
Ms Penny Mills
Mr Derrick Fowler
Mr Lewis Fudge
Miss Kate Robinson
Ms Ann Harris
Ms Sally Staden
Ms Nicola Boyd
Dr Robert Jenkins
Mrs Ewa Jenkins
Mr David Elliott
Mrs S Roberts
Mrs Jean Mitchell
Mr J Roberts
Mr Andrew Gray
Mrs Helen Fudge
Ms Ursula Grainger
Ms Susan Ryder
Mr Ken Ryder
Mr Andrew Kimber
Mrs Linda Kimber
Mr Philip Cliff
Mr Ray James
Mrs Suzanne Cliff
Lesley Johnson
Ms Elaine Evans
Mr Richard Miller
Mr Fergus Boyd
Ms Fiona Le Brocq
Ms Helen Taylor
Mr Jonny Boylett
Ms Vanessa Brace
Ms Vicki Mans
Mr Andrew Allan
Ms Lynne Haynes
Mr John Muir Fraser
Mrs Della Stokes

Mrs Joan Mercier
Mr Patrick Mercier
Mr Paul De Kock
Mr Chris Boylett
Dr Nick Lance
Dr Nick Lance
Ms Tracy Pryce
G R Thomas
Mrs J Rubin
Mr Mark Guthrie
Ms Esther Waplington
Ms Debbie Nicholson
Ms Carrie Price
Ms Victoria Sullivan
Ms Diane Bramley
Mr Peter Redman
Ms Deborah Lynn
Ms Julie Last
Doug
Mr Richard Bennett
Jo Nigrelli
Mr Steve Sullivan
Ms Shiela McAree
Ms Sally Moses
Ms Naida Blower
Jamie Wynne-Morgan
Jamie Wynne-Morgan
Mr George Rowland
Mrs Daphne Rowland
Mr Robert Smith
Mr Alexander Stephens
Ms Julia Cherry
Ms Rona Tyler
Ms Sharon Cooper
Mr Cliff Powell
Ms Ailsa Hughes
Mr Dan Fletcher
Mr Martin Bowman
Mr Peter Barnes
Safia Anderson
Mr Alex Anderson
Mr Jenson Anderson
Ms Sylvia Leahy
Mr Roland Home
Ms Gemma Richmond

Ms Siobhan Anderson
Ms Eve Michaelis
Mr Tim Chetwood
Mr Jeff Smeeton
Mr Wayne Suddaby
Mr Tony Hollingsbee
Mr Chris Pollard
Ms Madeleine Shillaker
Mr Tom Shillaker
Ms Marguerite Alker
Ms Lorna Jones
Mr John Simpson
Mr Alastair Jones
Ms Janet Clarke
Mr Phil Peakin
Mr Nigel Eastment
Ms Julia Platia
Mr Graham Wood
Mr Chris Wells
Mr Paul Rimmer
Mr Craig Kimber
Mr Richard S Lawrence
Mr Matt Lothian
Mr Paul Parsons
Mr And Mrs Wally Rodgers
Ms Carolyn Thornton
Ms Lisa Hill
Mr Tim Hopkins
Sam Kendall
Mr Geoffrey Cuttle
Mr Stephen Davies
Ms Clare Hillier
Mr Brian Hames
Mr Richard Crowther
Mr Gregory Conlon
Mr Peter Graves
Ms Hilary Osmon
Mr Simon Bond
Mrs T Forbes
Mr Rafal Gutaj
Mr Paul Tombs
Mr Robert Wilson
Mr Antony Shepheard

Mrs Margaret Mary Shepheard
Ms Anne Pinfield
Mr Jim Nichol
Mr Leon Bayero
Mrs Sandra Pearce
M N John
Ms Alison Kirby
Mr Jeremy Niland
Mr Charles Blane
Mrs Carol Hardyman
Mr Martyn Drake
Mr Paul Dinmore
Ms Amanda Mirrington
Mr Anthony Adams
Mr Ben Warren
Mr Ian Davies
Mr Neil Griffiths
Ms Felicity Pugliese
Ms Sally Wells
Mr Jeremy Niland
Ms Louise Sutherland
Mrs Carolyn Peakin
Mr Steven Downham
Mrs Amanda Downham
Ms Katy Gravett
Mr Jack Young
Mr Roly Fletcher
Mr Michael Walton
Ms Kathryn Grant
Mr Paul Tuckwell
Mr Phil Hardyman
J P Bowman
Mr Robin Rees-Jones
Mr Ciaran Mitchell
Ms Carole Mitchell
Shea Mitchell
Ms Erin Mitchell
Mr Ben Thomas
Maria
Mr Alfred Roger Seear
Mrs Jennifer Fletcher
Mr Roland
Ms Michelle Jamieson
Mr David Chappell

Ms Sally Simone
Ms Victoria Tombs
Ms Natasha Nilsson
Mr Benedict Watt
Ms Kerry Lacey
Mr Ian Arden
Mrs Lindsey Arden
Ms Johanna Wiltshire
Mr John Scott
Mr And Mrs Brian Hayter
Ms Mary Watt
J T Lyddon
Ms Linda Brown
Mr Dan Cefai
Mr Simon Baluch-Jenkins
Mrs Hutt
Mr Geoffrey Gandy
Mr Robert Rider
Ms Mary Cuttle
Mrs And Mr Jan Stammer
Mr Trevor Skidmore
Mr Paul Thornton
Ms Crystal Davis
Mr Nigel Firth
Ms Lyndsay Rees-Jones
Ms Sarah Swift
Mr Craig Swift
Mr Richard Grinter
Ms Gemma Summerscales-Heard
Mr Ben Hamilton-Power
Ms Colette Grace
Mr Carl Pring
Mr John Watt
Ms Melanie Jacques
Mr Sean Mitchell
Ms Vicky Downham
Mr James Downham
Mr Alex Downham
Mr David James
Mr Geoff Warrington
Mr Paul O'Neill
Mr Rory O'Neill
Ms Nicola Elliott

Ms Alison Grant-Williams
Mr Patrick Munday
Mr Nigel Hart
Thomas Roberts Westminster Limited
Ms Jane Morris
Mr James Salford
J P Harrop
Ms Tracy Addis
Ms Jasmin Wiltshire
Ms Gaynor Page
Ms Kathryn Wood
Mr D P North-Coombes
Mr Giuseppe Sole
Ms Jenny Saunders
Ms Jenny Saunders
Ms Elizabeth Parry
Ms Alexandra Harris
Mr Steve Messenger
Mr Colin Carr
Ms Dorothy Jones
Mr Craig Tilbury
Ms Julia Tilbury
Ms Jennifer Stott
Ms Jan Hunter
Ms Sue Scheide
Mr Frank Palombo
Ms Clare Brown
Mr Andrew Cornwell
Mr Russell Hughes
Ms Katie Pollard
Ms Sarah May
Ms Julie Brown
Ms Fiona Lochhead
Ms Sara Hyland
Anjali Smith
Ms Sarah Johns
Ms Chris Eastwood
Ms Janet Pepper
Ms Alice Killen
Dario Daloia
Mr Will Killen
Mr Stephen Kelly
Mr Mark Snow

Mr Donald Carter
Ms Frances Carter
Mr Victor Blanchard
Ms Carolyn Hayter
Ms Caroline Murdoch
Mrs Karen Sandford
Mr Terence Sandford
Suki Sritharan
Mr Perry Burton
Mr Andrew Gibbs
Ms Karen Maynard
Mr Joe Taylor
Ms Janet Bolton
Mr Scott Harrison
Ms Marion Smith
Ms Carolyn Tapp
Ms Marilyn Higham
Ms Sharlene Joannides
Mr Gari Brown
Ms Alison Holmes
Mr Ian Brown
Ms Vicki Leggett
Mr Walter Hulatt
Mrs Gillian Hulatt
Fenella Hames
Mr Richard Mensa-Annan
Ms Cecilia Wills
Mr Patrick Watt
Mr John Bigham
Ms Jane E Foxon
Ms Yvonne Osprey
Mr Philip Osprey
Ms June Williams
Ms Sara Mangold
Mr Colin Richardson
Mr Andrew Brundle
Ms Julia Sirett
Mr D R Hallett
Ms Virginia Girtz
Mr And Mrs Nick And Susan Barney
Ms Heidi Eldridge
Mr Graham Sweeney
Mrs Ann Sweeney

Mr Len Boyce
Ms Katie Nash
Ms Helen Faulds
Mr Neil Newton
Mr Jamie Hodges
Mr H D Jenkins
Ms Jo Davison
Ms Hannah Maynard
Ms Gina Harrison
Ms Diana Hannon
Mr And Mrs David And Margaret White
Ms Penny Johnson
Ms Catriona Reed
Mr Ben Martin
Ms Shirley Moody
Ms Susannah Hemmings
Ms Caroline Evans
Ms Nicola McGinnis
Mr Nick Haynes
Ms Clare Charrett
Ms Helen Whittington
Mr Brian Baty
Mr L P Phipps
Mr Daniel Berry
Mr Daniel Berry
Ms Rachel Reed
Mr Richard Sharp
Ms Jane Walton
Mr Martin Thurston
Ms Debbie Thomas
Mr Graham Marshall
Ms Patricia Lord
Ms Maureen Marshall
Ms Denise Harding
Mr Jack Morgan
Mr Robert Day
Ms Joan Ashley
Ms Gwen Bailey
Ms Barbara Baty
Mr Michael Bennett
Mrs Susan Chester
Mrs Veronica Lacey
Dr Janie Palk
Mohindra

Mr Reg Taylor
Mr Clive Baker
Ms Sarah Maynard
Levi
Mr John Haynes
Mrs Jacqueline Alderton
Mr W Harmer
Mr Graham Moss
Mr Cornelius Vosloo
Mr Christopher Alderton
Ms Zoe Newman
Mr Jason Newman
Mr Ashley Pember
Mr Peter Alfred
Ms Sabrina Fragassi
Mr Colin Duncan
Ms Catherine Miller
Mr John R Cockerill
Mr David Billig
Mrs Mary B Cockerill
Ms Stacey
Ms Donna Broom
Ms Janet Willetts
Jabie
Mr John Fawcett
Ms Sally Parratt
Mr And Mrs Vernon And Jill Cornell
Ms Hannah Parratt
Mr Barry Scrivner
Mr John Nett
Ms Linda Pember
Mr James Crotty
Ms Stephanie Cutts
Mr Derek Hancock
Mr Daryl Hogben
Aruna Milson
Henny Dovland
Ms Helen Golding
Mr Maurice Rubin
Ms Amy Maher
Ms Christine Northrop
Mr William Howard
Mr Jamie Wood
Mr Stuart Belcher

Ms Annie Wade
Mrs Jane Boylett
Mr Martin Leigh
Mrs P Leigh
Ms Wendy Lynam
Anel Lamine
Mr Terry Dell
Ms Sian Jones
Ms Sally Pugh
Yousra El Badawi
Mrs Lorraine Dell
Mr Stephen Cardis
Ms Linda Sewell
Ms Tracey Handle
Mr Jim Wallis
Mr Jonathan Machin
Ms Hilary Davison
Ms Tracey Stanley
Ms Esme Boylett
Ms Jill Hayter
Ms Laura Housden
Mrs Linda Parratt
Mr Jason Jones
Mrs Heather Fraser
Ms Amy Lambkin
Ms Amy Lambkin
Ubhayapriya Wijetunge
Ms Charlotte Regan
Ms Clare Claxton
Mr Nick Claxton
Mr David M Brighton
Robin I Morgan
Ms Angela Henry
Mr Andy Smith
Mr M F Thirlwall
Ms Sarah McGough
Mr Sachin Adhiya
Mr Andre Da Silva Goncalves
Ms Jo Caffry
Ms Jane Archer
Ms Sheila Butler
Ms Hannah Smith
Mr David Anderson
Mr George Wayne Bull

Ms Stephanie Plowright
Mrs Sue Jackson
Mr Michael White
Mr Peter Spreckley
Ms Edwina Parsons
Mr D G Barrett
Mrs I L Barrett
Ms Delphine Palmowski
Mr Philip Foster
Mr Brian Reed
Mr Garry Stansby
Ms Karen Murphy
Ms Miriam Blunden
Mr Matthew Haigh
Mrs Olive Rafferty
Mr Karl Dixon
Ms Nicola Dempsey
Mr Michael Lemon
Mr Bob Charrett
Mr Animesh Raval
Mr Jason Doran
Mr Peter Short
Ms Sandra Goode
Ms Lucy Peters
Mr Frank Fisher
Ms Emily Byrne
Mr Chris Brown
Mrs Jennifer Quirk
Ms Ashleigh Foster
Mr Anthony Quirk
Mr Stuart Roy
Mr Ian Nicholson
Ms Penny Fazackerley
Ms Julie Dixon
Ms Jane Cameron
Ms Philippa Cheung
Mr Jeremy Perkins
Mr Toby West
Dr Jan Whitby
Mr Gareth Davies
Mr Nick Lawry
Mr A Smith
Mr Mark Bromley
Mr Brian Cameron
Mr David Mitchell

C Brunton-Green
Ms Tina Gill
Ms Constance Appelbe
Ms Rachel Torzillo
Mr Jack Harding
Ms Carol Chase
Mr Raymond Northwood
Ms Carolyn Houghton
Mr Matthew Hodges
Ms Sarah Mulhall
Mr Marc Mulhall
Ms Avril Wells
Mr Robert Wells
Mr Adrian Walker
Mr Adrian Spencer
Ms Judith Spencer
Ms Claudia Spencer
Ms Samantha Ball
Mr Alan Smith
Nicole
Ms Vera Restarick
Ms Margaret Knight
Mr Steven Pink
Mr R Taoka-Thompson
Mr Dave Watkinson
C Stewart
Mr And Mrs Baker
Ms Susan Brown
Ms Danielle Stewart
Ms Martine Kinsman
Ms Jo McClements
Ms Denise Harris
Mr Michael Collins
Ms Sandra Peet
Mr Richard Nicholls
Ms Bernadette Butler
Mr Matthew Windsor
Ms Sonya Nicholls
Mr Peter Hambrook
Mr Simon Ridge
Erin
Mr Matt Reed
Mr David Spencer
Ms Clíodhna Watt
Ms Niamh Watt

Ms Tanya Ogland
Ms Carol Hyde
Mr Stuart Hyde
Mr Neil Hutchings
Ms Jan Pembroke
Ms Monica McKinnell
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Mr And Mrs Michael And Gillian Hamlyn
Mr Will Riley
Mr Simon Carter
Ms Julie Jones
Mr Chan Keaney
Mr Darren Hayes
Mr And Mrs Nicholas And Christine Mendham
Ms Bianca Hards
Ms Nicki Glazzard
Bryn Lewis
Mr Stephen Keyes
Ms Lisa French
Mr Alan Buckland
Ms Sarah Plastow
Mr Chris Mathews
Mr And Mrs Peter And Elizabeth Gardner
Mr James Tavakoli
Mr Mark Draisey
Mr John Mills
Mr Stephen Symington
Ms Lisa Hunnisett
Mr Neil Strong
Mr And Mrs Grahame And Linda Fleet
Miss F Allali

Ms Janet Kearns
Mr Brian Shreeve
Ms Emily Gale
Ms Belinda Barrett
Mr Roy Butcher
Mrs Barbara Chapman
Mr Jon Blundell
Mr John Hill
Mr Stephen Carlile
Mr David Rousham
Ms Sarah Zone
Ms Leticia Lopez De Blundell
Ms Carol Mellor
Ms Francesca Gaskin
Mr James Parker
Ms Jill Morris
Ms Zoe Williams
Ms Wendy Collins
Ms Laura Piatti-Powell
Ms Caroline Cackett
Mr Brett Henry
Ms Patricia Wilson
Ms Natasha Quader
Ms Erika Vincent
Mr And Mrs G And S Emes
Ms Kate Stump
Lesley Masters
Ms Annabella Wakefield
Mr Simon Bailey
Ms Katherine Sutcliffe
Mr David Bailey
Mr Simon Grout
Mr James Snelgrove
Ms Melanie Clark
Ms Alexandra Kenney
Mr Ronald Brandman
Ms Jo Ryder
Ms Zoe Gardner
Ms Angela Jones
Mr Mohamed Ismail
Ms Janette McGuinness
Mr William Hartley
Ms Ellen Buckland

Mr Simon Grout
Ms Wendy Quintal
Ms Meredith Hopkins
Mr Imran Hamid
Mr Simon Westmoor
Shereen Hussein
Ms Marion Simpson
Ms Jane Ford
Ms Maryam Mirghaemi
Mr Gerald Griffiths
Ms Ann Corbett
Mr Alan Grant
Mr Roger Pashley
Ms Jackie Rulton
W J Pugh
Ms Sue Meads
Mr And Mrs John And Rosey Foster
Ms Ann Nash
Ms Claire Hale
Mr And Mrs Robin And Anna Milner
Ms Marilyn Wax
Mr Adam Gunn
Nika Melnikov
Mr Michael Green
Miss Pippa Ballam
Mr Julian James
Mrs Margaret B Walker
Ms Ann Jones
Ms Charlotte Sneddon
Mr Rory Forsyth
Ms Jacqueline Harrison
Miss Mary King
Ms Kelly Hayes
Mr And Mrs David And Sarah Cockburn
Ms Maggie Pearson
Mr Richard Thompson
Ms Alison Martin
Mr And Mrs Rena And Joe Giardina
Mr Justin Quintal
Mr Kevin Farquharson
Jacque Barry
Mr Gerrard Barry

Ms Barbara Barklem
Mr Andrew White
Ms Melanie Loades
Ms Hannah O'Reilly
Mr Norman Woolley
Ms Jacqueline Ramm
Ms Nichola Barry
Ms Jackie Fowler
Mr Paul Allard
Mr Paul Hayes
Mr Julian Walker
Garrett O'Reilly
Mr And Mrs Len And Kristen Louis
Mr David Morgan
Miss Aicha Allali
Mr Oliver Williams
Mr Ivan Gale
Mr Nick Moore
Mr Simon Curry
Neil And Hanna Barclay
Mrs Anne McClean
Ms Caroline Ayres
Ms Leanne Cowcroft
Ms Michelle Brown
Ms Carole Gale
Mr Alan Stuart
Mrs Rita E Jarvis
J Graham
Ms Linda J Salt
Ms Wendy Tompsett
Mrs Tahiraj
Mr Grant Alderman
Mr Malcolm Miller
Mr Robert Janson
Ms Vivian Watkins
Ms Jane Bond
Ms Jennifer Ionides
Mr George Ionides
Mr Colin Southey
Ms Karen Blackwell
Ms Pauline Newton
Mr Malcolm Pritchard
Ms Marjorie Pritchard
Ms Carol Elizabeth Birk

Ms Joanne Corkill
Eunice Watkins
Mr Anthony Williams
Ms Carol French
Mr Jon Barber
Loes Smeets-Barber
Mr Tony Canning
Mr Jonathan Halliday
Ms Anna Brak
Mr Thomas Gundacker
Ms Jean Normington
Ms Elizabeth Hewitt
Mr Richard Davis
Ms Diane Wiltshire
Ms Tania Swarbrigg
Mr Jo Caruth
Ms Juliet Dunsmuir
Mr Phil Coleman
Mr Jonathan Hastings
Ms Ailsa Masters
A Emery
D Emery
Mrs E C Jones
Mr Mark Hamilton
Chui Man
Ms Sarah Duncan
Mr Ian Whittle
E H Gaydon
Ms Victoria Urwin
Ms Penelope Hatsell
Mrs West
Mrs M E O'Keeffe
Mrs P Coatworth
Mr Peter Howden
Mr Chris Goddard
Mr Alan Wiltshire
Ms Claire Chandler
Mr And Mrs David And Marianne Eliot
Mr Peter Cameron
Ms Linda Kemeny
Mrs Sarah Elaine Alexander
Mr Peter Ferguson
Mr Tim Cockrill

Mr Martin Doyle
Mr Martin Doyle
Ms Susan Keale
Ms Victoria Blissett
Ms Lynne Mullin
Mr Mark Wilkinson
Ms Nicola Wilkins
Mr Alistair Ritchie
Mr Alistair Ritchie
Ms Catherine Latham
Ms Christine Murphy
Ms Jane Messenger
Ms Claire Ritchie
Mr Patrick Lonergan
Mr P T Harvey
Ms Ann Stone
Mr And Mrs R I Hamilton
Mrs D D Bunce
M E Hart
Ms Audrey Harris
R W Harris
Ms Sabine Clark
Muireann Snow
Mr Lawrence Haworth
Mrs J M Haworth
F V Pound
R Bagley
Ms Catherine Rendall
Ms Rosemary Kirby
J L Wright
Mr Peter Coulthard
Mrs Marion Malcher
Mrs Marion Malcher
Mr Andrew Grimshaw
Ms Carol Morton
A J Pratt
Mrs J Cooper
Ms Christine Gough
Ms Genevieve Thompson
Mrs Patricia Taylor
Mr Bernard Blake
Ms Helena Thompson
Mrs Jean Smith
Mrs Rosemary Beynon

Ms Susan Martin
Ms Hazel Ingate
Mr Stuart Jarvis
Mr J Bailey
Mr Terence O'Keeffe
Mr Christopher Punch
Ms Hilary Dennett
Ms Bryony Davis
Chris Garratt
Mr Peter Noel
Ms Ann Noel
Ms Cathy Jarvis
Miss S M Argent
Mr R Jupp
Mr Michael Keen
Mrs Barbara Roddy
Mr S Bonito
B J Kirby
P L Serwent
Mrs Sarah Lardner
Mr Guy Miller
Mr Mohammed Khan
Ms Alison Graham
Mrs Maria Rosie Tuckwell
Mr And Mrs Peter And Sue Tasker
Ms Sandra Wylie
Mr Andre Philpot
Ms Kay Philpot
Mr Andy Maddock
Mr Dennis Bailey
Mr Reece Humphreys
Ms Sue Dackham
Mr Chris Dackham
Ms Catherine Reeve
Ms Zoe Dackham
Leonie Dackham
Mr And Mrs Malcolm And Helen O'Donovan
Ms Tina Williams
Mr David Bish
Mrs Susan Carolin
Ms Susan Stacey
Mr Philip Tudhope
Ms Clare Benham

Mr Chris Dunstan
Mr Andrew Malcher
Mr Lionel Barnes
J C M Hughes
Mrs Sandra Simkin
Jan Frederiksen
Ms Jane Armitage
Ms Anna
Mr Nigel P Butt
Ms Fiona Dunstan
Mr Paul Miles
Ms Cathy Comber
Mr Roger Allen
Ms Samantha Clifton
Kiri Garner
Miss Vicki Sullivan
Mr And Mrs John And Eliene Fotheringham
Jo Elphick
Ms Jannifer Simpkins
Ms Catriona Marchant
Pyrford Green Belt Action Group
Ms Rachel King
Ms Kath Bish
Mr Paul Merritt
Mr Alfred Bruce Parker
Ms Barbara Cormie
Mrs Elaine Tilley
Ms Lucinda Lloyd
Ms Juliet Moulin
Ms Holly Merritt
Mr Stephen Lloyd
John
Mr Luke Lloyd
Ms Kathryn Cliffe
Ms Lucy Lloyd
Ms Deborah Smith
Mr Carl Hoddinott
Mr Anthony Watt
Mr Douglas Elbourn
Ms Hilary Cheetham
Mr And Mrs R N And F Sumner
Mr Ian M Lachowicz
Ms Alison Woodroffe

Ms Angela Doyle
Mr Ben Carasco
Mr Ian Lamaison
Mr Ronald Colvin
Mr Joseph Pearson
Mr Alan Krikorian
Mr Richard Meads
Mr Roy Gigg
Mr Roy Gigg
Ms Linda Povey
Mr Kevin Lawrance
Ms Rosalind Saper
Mr Giles Allington
Ms Jennifer Higgins
Mr Rick Erickson
Mr And Mrs Angus And Davida Whimster
Mr Alexander Ritchie
Ms Helen Morgan
Mr Akeel Sachak
Mr Peter Fingland
Mr Anthony Urwin
Ms Lisa Bobrowski
Ms Fiona Ritchie
Mr Robin Wilkin
Mr And Mrs L Pullen
Ms Susan Gigg
Mrs J McKay
Ms J Mulvany
Mr Tim R Matthews
Mr Christopher Riggs
Mr And Mrs Gerard And Margaret Mandeville
Ms Henrietta Brooks
Mr Nick Forde
Mrs Christine Griffiths
Ms Zoe Carlin
Mr Matt Saunders
Mr Stewart Hodges
Ms Marian Bendle
Mr Keith Steer
Ms Christine Riggs
Mr Christopher Stableford
Ms Anne Smith
Ms Teresa Bacon

Mrs Nora Goodman
Ms Yvette Bolton
Ms Karen Prenczek
Mr Nicholas Miller
Ms Margaret Thompson
Mrs Jennifer Warren
Mr Ian McLellan
Ms Gillian Reid
Mrs Sharon Lawrence
Mrs Marie Stuart
Ms Anne Emerson
Mr Mustafa Salman
Ms Rosie Whetstone
Ms Heather Allen
Murtadha Nasralla
Mr Leon Caszo
Ms Francesca Duke
Satvikananda Saraswati
Ms Fiona Bell
Ms Jennifer Harper
Mr Salvatore Scannella
Mr Martin Scott
Mr Patrick Bennett
Mr Sebastian Watt
Mr Dave Smith
Ms Penny Merritt
Mr And Mrs H S Conway
Ms Heather Mustard
Mr Chris Newell
Ms Caroline Scannella
Ms Julia Hardy
Mr Keith Miller
Mr Keith Armstrong
Mrs Leonora Humphreys
Mr And Mrs G And P Ankers
Mr And Mrs Ian And Elizabeth Mills
Mr Mike Cage
Mr And Mrs Denis And Kathleen Chia
Mr Steve Thwaites
Mr Martin Goodman
Mr Chris Sears
Mr Gavin Smith
Ms Carolyn McClean

Mr Nigel Heugh
Ms Maureen Arnett
Ms Judyth Martin
Mr Shaun
Mrs Madeleine Key
Mr Peter Anthony Bellion
Ms Barbara Stentiford
Mr Simon Barber
Mr Cliff J Bolton
Mrs Penny Matthews
Ms Amanda Hoyle
Mr Paul Latham
Mr And Mrs R And Hanna Wilkin
Mr Robbie Sampson
Mr Tom Leader
Mr Rick Wills
Mr Kendeep Ruhomon
Mr Scott Harris
Ms Elisabeth Reid
Mr Trevor Cullum
Dr And Mrs Christopher And Claire Smith
Alex Couch
Mr Nicholas Eliot
Ms Gillian McLellan
Mr Robert Manning
Mr Allen Hodkinson
Ms Angela Hodkinson
Mr Graham Pereira
Ms Barbara Boyse
Mr Harry Stollard
Ms Charlotta Snelgrove
Mr Mike Osborne
Ms Sandra Mathews
T R Griffiths
Mrs Valerie Thomas
Mr Mark Smedley
Mr Richard Jones
Ms Marian Jones
Mr Mike Legg
Dr And Mrs A R J And M Wall
Ms Barbara Sampson
Miss Lisa Hammond

Mr Simon Curry
Mrs Rosemary Solari
Mr Patrick Gibbon
Mrs Mary McCready
Ms Elizabeth Southern
Mrs A W Milne
Mrs S A Drew
Mr And Mrs N Douglas And Adrienne S Brown
Ms Hilary Whittle
Rae Robbins
G S Salt
Mrs Molly Brown
Mrs Jennifer Grayson
Mrs Jean Crowle
Ms Vivienne Roberts
Mrs Hannah Lane
Mrs Hannah Lane
Mrs Pauline Marshall
Mrs J Markey
Mrs A Dicker
Mrs Christine E Curtis
Ms Valerie Hive
Ms Sarah Tucker
Mrs Margaret Windsor
Mr Richard Lea
Ms Jean Boffee
Mr Mark G Boffee
Mr Michael Mulvany
Pat Barnes
Ms Susan Jones
Mrs Thelma Powell
Ms Wendy Aldons
Mr Gerald Payne
S R Woakes
E H W Elliott
Mr And Mrs Graham And Janice Foat
Mr Alan N Taylor
Mrs M E Gillard
Mr Stephen J Barney
M H Alder
N Harding
Mr Ron Dawes
Mrs Marian Foat

Ms Diana Lea
Mrs Thelma Powell
Mr Neville Ledsome
Alexander Family
Ms Julliet Amer
Mr William Elsley
Mr Douglas Elsley
Ms Beryl Low
Mr Keith Low
Mr And Mrs Alan And Sylvia Hunt
Mr Mike S Holmberg
Mr David Reeve Fell
G E Sheat
Mrs M J Coles
Mr Christopher Paul Carter
Ms Evelyn Hopkins
P D Robbins
Mr And Mrs Bernard And Wendy Hennessy
Ms Lynda Hirst
Mrs S A Palmer
Mr Stewart Mison
Ms Lyn Mison
Mr And Mrs J And Sylvia Murphy
Ms Elizabeth Pocknell
ClIr Laurence Keeley
N W Price
L Johnson
Mr And Mrs Tony And Mary Box
Mr Alan Hunwicks
Ms Janet Perrot
Ms Jennifer Emrys-Roberts
Mr Brian Jones
Ms Jennifer Bater
Mr Colin Bater
S A Edwardes
Mr Robin Perrot
Mrs J C Borham
Mrs S Holmberg
J R Vachs
Nizamo Ali
Mrs Gladys Allan

Mrs Eileen Allen
Mr David Allen
Mr George Allen
Leslie Allen-Vercoe
Mrs Anne Ansell
R Aldridge
Mrs S Adams
Ms Vanessa Cooper
Ms Teresa Wordhall
Ms Jacqueline Mimms
Ms Denize A'boe
Mr David Aldred
Mr Gary Anderton
Mr And Mrs Jim Armitage
Mr Graham Armfield
Mrs Sue Axtell
Mrs Penelope Ayara-Ekpe
Mr Mark Ayres
Mr Richard Baker
Mrs Susie Atkinson
Ms Jenny Fowler
Mr Keith Parker
Mr Roger Thompson
Ms Jane Thompson
Ms Liz Drummond
Ms Jennifer Shaw
Joe Holden
Mr Peter Cullis
Ms Carrie Smith
Ms Sarah Bulman
Ms Patricia Cryer
Ms Christine Dixon
Mrs C.M. Barlow
Mr Alan-John Douglas
Mrs Plumbridge
Ms Jacky Brewer
M Schafer
Mr Laurence Rogers
Ms Harriet Geis
Mr Jack Saunders
Ms Rosemary Banks
Mr Charles Tyler
Mr Neil Search

Mr Bob Cowell
Mr Simon Bartlett
Ms Denise Balmer
Mr Mrs R.S. Balnch-Jenkins
Ms Marianne Evans
M A Williams
Mr John Cooke
Ms Jakki Steer
Ms Julia Wilson
Mr And Mrs Leo And Monica Iles
Mr Martin Read
Ms Georgia Ayres
Ms Jane Read
Ms Rosalind Ayres
Mr Andrew Hall
Mr Brian Michael Stokes
Mr Joseph Genco
Mr Mario Biancardi
Ms Sharon Zammit
Ms Carol Biancardi
Mr Roger Zammit
Ms Sally Champion
Mr Steven Whittington
Ms Val Napier
Mr Stewart Graham
Ms Lynne McIntee
Ms Jenny Hoff
Ms Jean Anderson
Ms Fiona Stafford
Ms Sue Walsh
Ms Karen O'Neill
Ms Clare Butters
Mr And Mrs Martin And Jill Pope
Mr John Mackowski
Ms Samantha Herbert
Ms Julie Drake
Ms Margaret Hart
Mrs Rosalind Cross
Mrs Brenda Stone
Mr Jeremy Sigger
Ms Mary Cowell
Mr Ferdinand Aragon
Ms Carolyn Stanley

Ms Kirsten Patient
Mr Roland Anderson
Mr David Moss
Ms Jane Sigger
Mr John Hart
Ms Susan Holden
Mr Darren Shaw
Mr Graham Flower
Ms Jean Bisacre
Mr Ian Underhill
Mr Toni Bowater
Lesley Underhill
Ms Carol Borghi
Ms Alison Tait
Mrs J Tortolani
Ms Charlotte Thorpe-Stanley
Ms Pauline Langfield
Mrs And Mr Anna And Andrew Smith
Mr John Moffat
Mr Prakash Patel
Mr Tania Osner
Mr Steven Cookson
Ms An Lee
Mr Neil Godfrey
Ms Michelle Godwin
Mr Tony Langford
Mr Bernard Newnham
Ms Natasha Mantell
Ms Katherine Miller
Mrs Katherine Hedges
Ms Christine Graham
Mr Ronald Fowler
Mr Brian Thomas
Ms Sian James
Mr Paul Steventon
Mr Alan Stephenson
Mr Andrew Webb
Mr Jason Lindsay
A M Mould
Mr Peter Jefferis
Mr Boodia
Mr Philip Larner
Mr Paul Judd

Mr Derek Grice
Ms Margaret Boyde
Ms Siobhan Anderson
Jo Holloway
Ms Barbara Jones
Mr David Cumper
Mr Pete Anderson
Mr Michael Cumper
Ms Susan Widdup
Mr Roger Parsons
Ms Debbie Bentley
Mr Christopher Chalkley
Mr Martin Mitchell
Ms Hilary Thornhill
Mr Oliver Huntley-Robertson
D Court
Ms Camille Morgan
Mr Clay Pole
Ms Tanya Patterson
Mr Jack O'Neill
Mr Adrian Doe
Ms Alexandra Smith
Ms Annette Hart
Mr Alan Maitland Smith
Mr David Larkin
Ms Vanessa Biancardi
Ms Rhoda Breakell
Mr Simon Breakell
Mr Daniel Chalkley
Ms Marcia Chalkley
Mr Stephen Chalkley
Mr Thomas Rothen
Mr Matt Perry
Mr Michael Salmon
Mr Graham Bisacre
Mr George Alexander
Mr John Pearson
Drummond Field
Ms Cathy Alexander
Mr Jon Alexander
Ms Margaret Pearson
Mr David Miller
Ms Amanda Field
Ms Helen Frances Smith

Ms Pamela Miller
Mr David Bridger
Mr Mark Mantell
Ms Lorraine Redrup
Mr Jim Kelly
Mr Bob Alexander
Mr John Hutton
Ms Emily Hawkesworth
Ms Annabel Hitchin
Ms Maria Ryan
Mr Neil Tolefree
Mr Michael Brown
Ms Helen Butt
Mr Alastair Adams
Ms Linda Hucklesby
Mr Jonathan Coady
Mr Antony Olszak
Ms Marietta Osbourn
Mr Steve Pirson
Ms Claire Sheridan
Ms Lynette Miller
Mr Nigel Miller
Mrs P V Irving
Mr David Baker
Mr And Mrs John And Nina Strong
Ms Diane Lowe
Ms Rebecca Denny
Uche Achebe
Ms Caroline Coulthard
Mr Reg Lowe
Mr Mark Ayres
Mr Nigel Guy
Mrs Elaine Hart
Ms Leanne Skilton
Mehran Nikoo
Mr Michael Parker
Mr Michael Hart
Mr Kevin De Cruz
Mr Steve Lawrence
Mr Douglas MacDonald
Mr And Mrs Margaret And Maldwyn John
Ms Rachael Wilds
Mr Richard Wilson

Mr David J Askew
Alison Jackson
Mr Jonathan Blissett
Ms Sue Goddard
Isobel Jarvis
Mrs Carole Davis
Mr John Clark
Mr Andrew Heaton
Lynn Heaton
Mr Harry Heaton
Jennifer Cooper
Mr Dennis Cooper
Sorcha Dando
Mr Vincent Withers
Mr And Mrs Alec And Catherine Beattie
Mr And Mrs J A Clements
Mr David Pollard
Mr And Mrs J R Pain
Mr Andrew Kirby
Helen Latham
Mrs Carole Blackburn
Mrs L Hannell
Mr B R Winfield
Mrs Patricia Pollard
Mr And Mrs John And Gillian Cotton
Jenna Pearson
Mr And Mrs Frank And Barbara Smith
Mr Josh Warby
Mrs Lesley S Speller
Mr Leonard F Speller
Ms Yvonne Geaves
Ms Valerie Roberts
Ms Jane Groves
Ms Christiane Mackie
Mr Bill Ashpitel
Mr A Hannell
Mr David Niven Reed
Ms Shirley Selden
Mr Malcolm Rapps
Mr Paul Saper
Mr And Mrs Gary And Jeanette Goddard

Mr And Mrs Judy And Victor Curtis
Ms Jane Groves

Mr Geoff Geaves
Mr Graham Foat
Messrs F, D And K West

Appendix 2a. Initial notification letter/ email, on the intention to produce the Site Allocations DPD.

31 May 2012

Dear All,

Woking Borough Council - Local Development Documents

I would like to notify you that Woking Borough Council is about to begin the process of preparing the following Local Development Documents:

Site Allocations DPD – this document will allocate specific sites for the delivery of all forms of development, including residential, commercial and retail development. Where relevant, it will also safeguard land for the delivery of infrastructure. The programme for the preparation of this DPD is set in the Council's adopted Local Development Scheme (LDS). The LDS is on the Council's website (www.woking.gov.uk/planning/policy/ldf/LDS2).

Development Management Policies DPD – it will set specific detailed policies for the management of development and the use of land. The programme for the preparation of this DPD is set out in the LDS. It should be emphasised that the Core Strategy will provide the policy framework for determining the suitability of a significant number of development proposals that will come forward. Consequently, this DPD will concentrate on policies where detailed guidance is necessary to guide the management of development.

Supplementary Planning Document for design: it will provide detailed design guide to ensure that development enhances the distinctive character of the area without constraining creativity and innovation. It will include guidance to manage the development of hot food takeaways and other such uses.

Supplementary Planning Document for affordable housing: It will provide detailed clarification of the requirements of the affordable housing policy of the Core Strategy (Policy CS12: Affordable Housing) and how it will apply. For example, how affordable housing could be secured on the back of commercial development.

Supplementary Planning Document for sustainable construction and renewable energy: it will set out detailed guidance for the application of the sustainable construction and renewable energy policies of the Core Strategy (Policies CS22: Sustainable construction and CS23: Renewable and low carbon energy generation). Examples of what the SPD might include are the zones within which new development will be required to connect to a CHP station or district heating network and details of the allowable solutions framework and the Council's carbon offset fund.

Supplementary Planning Document for Thames Basin Heaths Special Protection Areas Avoidance Strategy: it will provide detailed guidance for the protection and enhancement of the Thames Basin Heaths Special Protection Area.

Community Infrastructure Levy: it will set out a Charging Schedule, a funding gap and differential rates to be levied on development to secure contributions toward the delivery of local infrastructure to support development.

Review of the car and cycle parking standards: the review will seek to bring the existing standards up to date to reflect current residential and business needs as well as national planning policy on parking.

Before the Council begin the preparation of the documents, I would like to seek your views about the broad issues/topics that you would like the documents to cover. This will enable the Council to take that into account from the beginning of the process.

The Council has a project plan with specific timescales for the preparation of these documents. In this regard, I will appreciate it if you can respond to this request by 29 June 2012. I will ensure that you are involved in all the key stages during the preparation of the documents.

You might be aware that Woking's Core Strategy is going through an independent examination. The Hearing part of the Examination took place between 20 March 2012 and 4 April 2012. In the light of the publication of the National Planning Policy Framework, the Council has resolved to give the policies of the Core Strategy significant weight for the purposes of development management and other planning decisions (except Policies CS6, CS10 and CS12). It is therefore important that any suggestions that you make are consistent with the relevant policies of the Core Strategy. This is also necessary to ensure that the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 are met.

Yours sincerely



Ernest Amoako

Planning Policy Manager, Woking Borough Council

Appendix 2a. (cont.) Initial notification letter/ email sent to neighbouring boroughs regarding potential cross-boundary impacts of a number of planning documents, including the Site Allocations DPD.

Dear,

14 February 2013

Woking Borough Council – Consultation on new planning documents

We would like to inform you that Woking Borough Council are currently in the process of producing a number of planning documents. As these issues have the potential to create cross boundary impacts, we would like to offer our neighbouring authorities the opportunity to comment on matters that you believe we should take into consideration when producing the documents.

The documents we are currently producing are:

- Design SPD
- Climate Change SPD
- Development Delivery DPD (previously known as Site Allocations DPD)
- Development Management DPD, and
- Green Belt Boundary Review

Any comments you might have can be sent by letter or email by Monday 4 March 2013.

I look forward to receiving your response.

Yours faithfully,



Mr Ernest Amoako

Planning Policy Manager

Appendix 2b. Notification letter/ email on consultation on the Regulation 18 Draft Site Allocations. 17 June 2015.

SUBJECT: Draft Site Allocations Development Plan Document (DPD) and its accompanying Draft Sustainability Appraisal Report and Habitats Regulations Assessment

Dear Sir/Madam

Woking Borough Council will on 18 June publish the above documents for public consultation. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation is to give you the opportunity to submit any representations that you may have, to be taken into account in preparing the Submission version of the documents for further public consultation (Regulation 19).

The Draft Site Allocations DPD allocates specific deliverable sites to enable the delivery of the development proposals of the Core Strategy. The Sustainability Appraisal Report is a statutory requirement to assess the environmental, social and economic impacts of the Site Allocations DPD. The Habitats Regulations Assessment assesses the implications of the Site Allocations DPD on the European designated sites and species in the Borough.

The consultation period for the documents is between **18 June 2015 and 5pm on 31 July 2015** and you are encouraged to send any representations that you may have.

The Draft Site Allocations DPD and the accompanying documents are available for inspection at the following venues:

Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am – 4.45pm.

Woking, Byfleet, West Byfleet and Knaphill libraries. Please see www.surreycc.gov.uk for address and opening times of the libraries.

On the Council's website (www.woking2027.info), where proposed development sites are also available to view using an interactive Site Allocations map for the Borough.

You can submit your representations by the following means:

- Complete a questionnaire and return this by email to planning.policy@woking.gov.uk or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- Complete the online questionnaire (see www.woking2027.info).
- Complete the comments form accompanying the online Site Allocations interactive map from 18 June (see www.woking2027.info).
- You can also register your comments with the Planning Policy Team at one of our public consultation events. The Planning Policy team will be at locations in Woking, West Byfleet and Knaphill centres on various

dates and at Party in the Park, Woking Park, on 11 July 2015. For more information about these and other events, visit www.woking2027.info

Please note that your representations will not be kept confidential and will be made available for public inspection. The Council will also not accept anonymous representations. Representations will not be individually acknowledged.

Representations may be accompanied by a request to be notified at a specified address of the subsequent relevant stages of the Site Allocations DPD process. If you require this information, please remember to state this when you send your representations to the Council with your contact address.

Questions

If you have any questions on the Draft Site Allocations DPD and the accompanying documents, please do not hesitate to contact the Planning Policy team at planning.policy@woking.gov.uk or on 01483 743871. If you no longer wish to receive notifications regarding local planning policy documents, let us know and we will update our records.

Next stages of the adoption process

Your representations will be considered and taken into account as the Council prepares the Submission version of the documents (Regulation 19), which will be published for further consultation. The Draft Site Allocations DPD, the Draft Sustainability Appraisal Report, the Habitats Regulations Assessment and representations received at this stage and the Regulation 19 stage, with any proposed modifications, will be submitted to the Secretary of State for Independent Examination.

Woking Citizens' Panel

In addition to notifying those who have asked to be informed about local planning policy documents, and those who have suggested potential development sites, the Council is also notifying members of the Woking Citizens' Panel about this consultation.

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. If you are over the age of 16 and want to have your say by joining the Citizens' Panel, please email the Council's Stakeholder Engagement team on stakeholderengagement@woking.gov.uk or contact 01483 743429.

Yours sincerely,

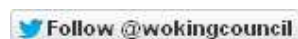
Ernest Amoako

Ernest Amoako | Planning Policy Manager

Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL

Phone: 01483 755855 | **Web:** www.woking.gov.uk, www.woking2027.info

For general enquiries, please call Woking Borough Council's Contact Centre on 01483 755855




Planning Services Vision: A high performing, customer focussed service that delivers a safe, high quality sustainable Woking.

Community Infrastructure Levy Implementation from 1 April 2015 – please see <http://www.woking.gov.uk/planning/service/contributions>

Methods of submitting representations


There were various methods to submit representations, including an online eform and hard copy response form. An email or letter through the post were also acceptable methods to submit responses. Further evidence on methods of submitting representations can be found in the Council's Consultation Statement.

The Draft Site Allocations DPD interactive map and response form is shown below (published June-July 2015). This online facility was designed to allow online comments to be made linking to sites on the Council's interactive map.

 **Local Development Framework: Comments Map**

Woking - LDF Comments Map

1. Where?
(please enter the site address or postcode)



INFO: PARCEL
SHOPPING PARADE
Chichester Road
PRIMARY SHOPPING AREA
No further information
TOWN AND DISTRICT LOCAL NEIGHBOURHOOD CENTRES
Woking Town Centre
SITE ALLOCATION
Proposed Site Ref: Not a proposed Site Allocation
Proposed Site Ref: Not a proposed Site Allocation
Proposed Site Ref: Not a proposed Site Allocation
Proposed Site Ref: USE
Proposed Site Ref: USE

2. You are commenting on
(please click once on the map to select a specific site)

Proposed Site: Not a proposed Site Allocation

Comments
(please do not paste text or use special characters, e.g. @, %, &)

3. Who?

Your name
(please enter your first name and surname only)

Your Address
(please state your address using commas to separate each line e.g. Civic Offices, Gloucester Square, Woking, Surrey, GU21 5YU)

Your name
(please enter your first name and surname only)

Your Address
(please state your address using commas to separate each line e.g. Civic Offices, Gloucester Square, Woking, Surrey, GU21 5YU)

Your Email address

Please confirm your Email address

All facts are mandatory

4. Submit your comments

Appendix 2c. Notification letter/ email on consultation on land east of Martyrs Lane.

3 January 2017

Dear Sir/Madam

Site Allocations DPD - Consultation on land east of Martyrs Lane

Woking Borough Council would like to seek your views in respect of the possibility of substituting the land east of Martyrs Lane for the sites safeguarded in the draft Site Allocations Development Plan Document (DPD) which was published in 2015. This is to meet future development needs of the Borough between 2027 and 2040.

The draft Site Allocations DPD was published for Regulation 18 consultation between June and July 2015. It can be accessed by this link (www.woking2027.info/allocations). Following consideration of the representations received during the Regulation 18 consultation, the Council at its meeting on 20 October 2016 resolved that a further public consultation exercise be undertaken in respect of the possibility of substituting the following safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane to meet future development needs between 2027 and 2040:

- land south of High Road, Byfleet (Proposal GB4 in the draft Site Allocations DPD). The site has anticipated capacity of 85 dwellings;
- land to the south of Murray's Lane, Byfleet (Proposal GB5 in the draft Site Allocations DPD). The site has anticipated capacity of 135 dwellings;
- land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford (Proposal GB10 in the draft Site Allocations DPD). The site has anticipated capacity of 171 dwellings);
- land to the north west of Saunders Lane, Mayford (Proposal GB11 in the draft Site Allocations DPD). The site has anticipated of 210 dwellings.
- land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford (Proposal GB12 in the draft Site Allocations DPD). The site has anticipated capacity of 223 dwellings; and
- land east of Upshot Lane and south of Aviary Road, Pyrford (Proposal GB13 in the draft Site Allocations DPD). The site has anticipated capacity of 200 dwellings.

Full details of the consultation and what the Council is consulting on are set out in the '*Consultation on land east of Martyrs Lane*' document, which is on the Council's website and can be accessed by the following link (www.woking2027.info/allocations).

It is important to stress that this consultation is not about revisiting previous comments raised regarding the policies and proposals in the draft Site Allocations DPD that was published for Regulation 18 consultation in summer 2015 or whether or not Green Belt land should be released to enable the delivery of the Core Strategy.

The consultation period is between **6 January 2017 and 5pm on 20 February 2017** and you are encouraged to send any representations that you may have.

The consultation document and its accompanying documents are available for inspection at the following venues:

- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am – 4.45pm.
- Woking, Byfleet, West Byfleet and Knaphill libraries. Please see www.surreycc.gov.uk for address and opening times of the libraries.
- On the Council's website (www.woking2027.info/allocations).

There are a number of ways to submit your representation:

- The Council's preference will be to use the online E-form or Response Form; these can be accessed at www.woking2027.info/allocations;
- You can submit your comments by e-mail to planning.policy@woking.gov.uk;
- Or alternatively by post to: The Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey GU21 6YL

Representations may be accompanied by a request to be notified at a specified address of the subsequent relevant stages of the Site Allocation DPD process. If you require this information, please remember to specify this when you send your representations to the Council with your contact address.

If you have any questions about the consultation, please do not hesitate to contact the Planning Policy Team on 01483 743871 or e-mail planning.policy@woking.gov.uk.

Next stages of the adoption process

Your representations will be considered by the Council and will be used to inform the Site Allocations DPD before it is published for Regulation 19 consultation. The public will have a further opportunity to comment on the Site Allocations DPD when it is published for Regulation 19 consultation.

Please note that your representations will not be kept confidential and will be made available for public inspection. The Council will also not accept anonymous representations

Yours faithfully,



Ernest Amoako

Planning Policy Manager

For further information please contact Ernest Amoako on 01483 743427 (Direct Line) or

Email Ernest.Amoako@woking.gov.uk

Methods of submitting representations

There were various methods to submit representations, including an online eform and hard copy response form, which is shown below. An email or letter through the post were also acceptable methods to submit responses. Further evidence on methods of submitting representations can be found in the Council's Consultation Statement.

<p style="text-align: center;"><u>Site Allocations DPD - Land to the east of Martyrs Lane Response Form</u></p> <p>Title: Mr / Mrs / Miss / Ms / Dr / Other Forename: Surname: Email address: First line of address: Town: Postcode: <input type="checkbox"/> Please mark here if you do not wish to be kept informed on the preparation of key planning policy documents of the Council</p> <p><i>Please note that all representations received will be made available for inspection at the Civic Offices following the conclusion of the consultation period. Representations will be identifiable by name and organisation. Any other personal information provided will be processed by Woking Borough Council in line with the Data Protection Act 1998. Please specify if there is any personal information on your representation that you will not wish to be made public.</i></p> <p><u>Consultation Question</u> Would you agree to the possibility of substituting the land to the east of Martyrs Lane for the safeguarded sites identified in the draft Site Allocations DPD (in Byfleet, Mayford and Byfleet), to meet long term future development needs of the borough between 2027 and 2040? Please provide details below.</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	<div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p><u>How to submit your response form</u> The Council's preference is to email this form as a Word or PDF attachment to planning.policy@woking.gov.uk. If you do not have access to a computer then you can send this form by post to Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL.</p> <p>Please ensure that all response forms are received by 5pm on the 20th February 2017. Response forms received after this deadline will not be considered by the Council.</p> <p>There is no need to send the Planning Policy team a duplicate response form in the post if it has also been sent by email.</p>
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Appendix 3a. Main issues raised in representations from statutory consultees to the Initial Notification/ early engagement on the Site Allocations DPD (Regulation 18), and how these main issues have been taken into account in the DPD.

LDD consultee name, organisation	Representation to Site Allocations DPD	Main Issues Raised	How have issues been taken into account
Neil Landricombe, Environment Agency	<p><u>Flood risk – sequential approach:</u> The National Planning Policy Framework identifies that a sequential approach needs to be followed to locate sites at lowest probability of flooding (from all sources). The Woking Strategic Flood Risk Assessment (SFRA) should inform sequential testing.</p> <p><u>Impacts on water bodies and protected areas</u> Local authorities should include policies in their plans to help achieve River Basin Management Plan (RBMP) actions, and to ensure no deterioration of waterbodies. As such, you should ensure that any site(s) allocated for development will not lead to deterioration of a waterbody. Furthermore, any such allocation should not prevent the achievement of waterbody objectives. Local authorities have a duty to have regard to the RBMP when preparing spatial plans (under regulation 17 of the WFD regulations). Whilst you will need to refer to the RBMP as a “relevant plan, policy or programme” under SA/SEA, the RBMP includes useful data on waterbodies within your borough. We would also recommend that you refer to other Environment Agency plans and strategies such as the Catchment Flood Management Plan (CFMP), and relevant Catchment Abstraction Management Strategies (CAMS) such as the Wey.</p>	<p>1 A sequential approach needs to be followed</p> <p>2 The Woking SFRA should inform the sequential test</p> <p>3 Ensure any site allocated do not lead to the deterioration of a waterbody or prevent the achievement of waterbody objectives</p> <p>4 Ensure regard is had to the River Basin Management Plan- particularly as part of the SA/SEA</p> <p>5 Recommends that reference is made to EA documents including the Catchment Flood Management Plan (CFMP), and relevant Catchment Abstraction Management Strategies (CAMS) such as the Wey.</p>	<p>The Council has sieved out sites in Flood Zone (FZ) 2 or above, and was satisfied that a sequential test was not required.</p> <p>Further advice from EA since these initial comments recommends that a sequential test should still be carried out given that parts of some proposed allocations are within FZ2 and above (even though these parts are recommended to be excluded from the ‘developable area’).</p> <p>The Council has undertaken an up to date sequential test. (A draft sequential test was prepared and sent to the EA at the end of the Reg18 consultation period).</p> <p>It is not believed that any of the proposed sites will lead to the deterioration of a waterbody or prevent the achievement of waterbody objectives</p> <p>Regard has been paid to this as part of the Sustainability Appraisal. SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources. All sites have been assessed against the SA objectives</p> <p>The Catchment Flood Management Plan (CFMP) has been taken into consideration as part of the SA. SA objective 3 and 14 ensure the objectives of the Plans are consistent with proposals in the LDD.</p>

<p>Patrick Blake, Highways Agency</p>	<p>Thank you for your letter dated 31 May 2012 inviting the Highways Agency (HA) to provide views about broad issues/topics that should be covered as you begin the process of preparing a number of Local Development Documents (LDD).</p> <p>As you will be aware, the HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport. In the case of Woking Borough this relates to the A3 and the M25 junctions 10 and 11. In broad terms we would be concerned if there was a material increase in traffic on these sections of SRN as a result of proposed development in Woking without careful consideration of mitigation measures. It is important that the LDDs provide a planning policy framework to ensure development cannot progress without appropriate measures in place. When considering development proposals, any impacts on the SRN need to be identified and mitigated as far as reasonable possible. The HA, in general will support a local authority proposal that considers sustainable measures which will manage down demand and reduce the need to travel. Infrastructure improvements on the SRN should only be considered as a last resort.</p>	<p>6 The HA is responsible for the Strategic Road Networks within the Borough. This includes to the A3 and the M25 junctions 10 and 11.</p> <p>7 The HA advise that the proposed level of development need to carefully consider its impact on the SRN and that mitigation measures be introduced.</p>	<p>A Strategic Transport Assessment has been carried out and shows the the proposed Site Allocations will lead to a marginal increase in traffic over and above the current situation, and that will require mitigation.</p> <p>Key criteria are included where appropriate to ensure that that detailed transport impacts of proposed development are identified, and to ensure adequate transport improvements and mitigation measures are made.</p>
<p>John Lister, Natural England</p>	<p>I assume you have a set of criteria, drawing on the objectives and policies of the Core Strategy and on the NPPF, to ensure that the most sustainable locations are chosen for assessment as possible allocations. Also that, wherever possible, development avoids the most sensitive assets and has the scope to bring enhancement to the local landscape character, the network of habitats, biodiversity and green infrastructure. If it would be helpful to have early, informal discussion or comments on the criteria or possible sites - please let me know.</p>	<p>8 Advise that a criteria based approach is taken to identify the most sustainable locations.</p> <p>9 Development should avoid most sensitive assets Development should enhance biodiversity and GI</p>	<p>A Sustainability Appraisal SA accompanies the Site Allocations DPD. All potential sites for allocation have been assessed against the objectives in the SA. This demonstrates that a criteria based approach was applied to identify that the most sustainable sites to meet future development needs within the Borough.</p> <p>SA Objective 9 of the SA considers the impact of development proposals on biodiversity. All sites have been assessed against the SA objectives and therefore each site was assessed in relation to its impact on biodiversity and GI.</p>
<p>Katharine Harrison, Surrey County Council</p>	<p>Thank you for consulting Surrey County Council on the above. We have only minor and general comments to make at this scoping stage, although we do envisage that we will have a significant input at a later stage, particularly with regard to the Site Allocations DPD, Development Management DPD, CIL charging schedule, and review of parking standards... I hope these comments are</p>	<p>10 General response. Further input/involvement expected at later stages.</p>	<p>Noted SCC has assisted WBC in its collection of evidence base e.g. advice on education provision and in undertaking a transport assessment SCC have also been Involved in continuous and positive engagement as part of the Duty to</p>

	useful and look forward to future engagement between our authorities on your developing Local Plan documents.		Cooperate, to identify and agree how to address cross boundary issues.
Mark Mathews, Thames Water Property Services	As you will be aware from our representations to the Core Strategy, Thames Water are the statutory sewerage undertaker for the Borough. Thames Water are not the water supply undertaker for the Woking Borough. With regard to water supply, this comes within the area covered by the Veolia Water Company. We have the following comments on a number of the proposed Local development Documents:	11 Thames Water are the statutory sewerage undertaker for the Borough. 12 Veolia Water Company are the water supply undertaker for Woking Borough.	Noted. Both Thames Water and Veolia Water Company are consulted on the Council's DPDs
Mark Mathews, Thames Water Property Services	A key sustainability objective for the preparation of the Local Development Framework/Local Plan should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the new National Planning Policy Framework (NPPF), March 2012, states: "Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater...."	13 The preparation of the LDDs should be co-ordinated with infrastructure demands, including provision for water supply and waste water as set out in the NPPF	Noted. The Council has prepared an Infrastructure Delivery Plan (IDP) and evidence suggests there is sufficient infrastructure to meet overall housing needs to 2027. However, to ensure coordination of water supply and waste water infrastructure, the Council has added a key requirement to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.
Mark Mathews, Thames Water Property Services	Paragraph 162 of the NPPF relates to infrastructure and states: "Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."	14 LPA should work together to assess the quality and capacity of infrastructure for water supply and wastewater/treatment	Noted The Council has complied with Duty to Cooperate requirement and has positively engaged with public bodies throughout the preparation of the plan. The Council has prepared an Infrastructure Delivery Plan (IDP) and evidence suggests there is sufficient infrastructure to meet overall housing needs to 2027. However, to ensure coordination of water supply and waste water infrastructure, the Council has added a key requirement to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.

<p>Mark Mathews, Thames Water Property Services</p>	<p>Part 9 the South East Plan, 2009, relates to Natural Resource Management and includes a separate section on Sustainable Water Resources and Water Quality Management. Policy NRM1 relates to Sustainable Water Resources and lists a number of water supply infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that development is directed “...to areas where adequate water supply can be provided from existing and potential water supply infrastructure. In addition ensure, where appropriate, that development is phased to allow time for the relevant water infrastructure to be put in place in areas where it is currently lacking but is essential for the development to happen.” Policy NRM2 relates to Water Quality and lists a number of water quality/sewerage infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that: “...adequate wastewater and sewerage capacity is provided to meet planned demand...”. With the abolition of the Regional Spatial Strategies this increases the importance that the LDF must contain policies covering the key issue of the provision of water and sewerage infrastructure to service development.</p>	<p>15 Local Development Documents need to ensure that development is directed “...to areas where adequate water supply can be provided from existing and potential water supply infrastructure 16 Development should be phased to allow time for the relevant water infrastructure to be put in place 17 LDF must contain policies covering the key issue of the provision of water and sewerage infrastructure to service development.</p>	<p>The IDP has been prepared to support the DPD Policy CS16 sets out the Council will work in partnership with infrastructure providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner. This maybe before development takes commences. Development may be phased to ensure the timely deliver of infrastructure. CIL is collected from development proposals within the Borough.</p>
<p>Mark Mathews, Thames Water Property Services</p>	<p>Sewerage Comments - Due to lack of information on the size/ location of proposed developments and the complexities of sewerage networks, Thames Water are unable to clearly determine the infrastructure needs at this stage. Drainage areas do not fit neatly over local authority boundaries and therefore we also need to consider neighbouring boroughs proposed developments as well. Thames Water will need to investigate the impact of the proposed development sites on the sewerage/waste water network. Even small infill development and brownfield redevelopment can have a significant impact on the infrastructure and, if necessary, developers would be required to fund impact studies and upgrading of the network. It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water</p>	<p>18 Thames Water will need to investigate the impact of the proposed development sites (within the Borough and adjoining Boroughs) on the sewerage/waste water network 19 Developers may be required to carry out surveys to demonstrate adequate capacity and no impact on the existing network. They may be required to fund upgrades 20 Close working between the developer, water company to agree mitigation measures if new development is likely to impact the existing network.</p>	<p>WBC will welcome and consider any further comments regarding the sewerage/waste water network from Thames Water. Policy CS16 sets out the Council will work in partnership with infrastructure providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner. Each case will be determined on its individual merits CIL income collected from all development proposals that meet the criteria, will be used to fund infrastructure schemes. S106 can still be collected on a site by site basis.</p>

	<p>authority to agree what improvements are required and how they will be funded prior to any occupation of the development. In very general terms it is quicker to deliver infrastructure on a small number of clearly defined large sites than it is in a large number of small sites, which may not be clearly defined.</p>		
<p>Mark Mathews, Thames Water Property Services</p>	<p>It is vital infrastructure in place ahead of development if sewer flooding and low / no water pressure issues are to be avoided. It is also important not to under estimate the time required to deliver necessary infrastructure, for example: -local network upgrades take around 18 months - Sewage Treatment & Water Treatment Works upgrades can take 3-5 years - New water resources & treatment works can take 8-10 years. In light of the above comments, we consider that the following section should be added to the DPD to ensure the provision of adequate sewerage [and water] infrastructure to service development to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses: "Water Supply & Sewerage Infrastructure</p> <p>Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.</p> <p>Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm Or contact can be made with Thames Water Developer Services By post at: Thames Water Developer Services,</p>	<p>21 Consideration should be had for timely provision of infrastructure Suggested wording to be added</p> <p>"Water Supply & Sewerage Infrastructure</p> <p>Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.</p> <p>Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm Or contact can be made with Thames Water Developer Services By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; By telephone on: 0845 850 2777; Or by email: developer.services@thameswater.co.uk"</p>	<p>See CS16 A key requirement will be added to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.</p>

	Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; By telephone on: 0845 850 2777; Or by email: developer.services@thameswater.co.uk”		
Martin Small, English Heritage	Thank you for advising English Heritage of the impending commencement of the process of preparing a number of Local Development Documents and seeking the views of English Heritage on the broad issues/topics that we would like to see covered in the documents. I have the following suggestions:	22 General response	Noted
Martin Small, English Heritage	Site Allocations DPD: Sites allocated for development within this DPD should of course be selected following a rigorous assessment of their suitability for development. That assessment should include potential impacts on the historic environment: both designated and undesignated heritage assets, known or potential archaeological sites, and the setting of these assets. The National Planning Policy Framework (NPPF) advises in paragraph 157 that Local Plans should <i>‘identify land where development would be inappropriate, for instance because of its environmental or historic significance’</i> .	23 Site allocations should be rigorously assessed, where assessment should include impact on the historic environment both designated and undesignated heritage assets	A Sustainability Appraisal SA accompanies the Site Allocations DPD. All potential sites for allocation have been assessed against the objectives in the SA. This includes the assessment against Objective 10 which considers the impact of development sites on the historic environment.

Appendix 3b. Main issues raised in representations to the Regulation 18 Draft Site Allocations DPD, and how these main issues have been taken into account in the DPD.

A topic paper was produced in June 2016 entitled ‘Draft Site Allocations Development Plan Document Response to key issues and matters submitted during the Regulation 18 consultation’. It can be viewed at <https://www.woking2027.info/allocations/responsereg18/issuesmatters.pdf>. It is not reproduced in this statement due to its length.

Appendix 3c. Main issues raised in representations to the land east of Martyrs Lane consultation, and how these main issues have been taken into account in the DPD.

Two topic papers were produced in September 2018 to cover the main issues and recommendations for how these issues should be addressed. These were:

- Site Allocations Development Plan Document Woodham and Horsell Neighbourhood Forum Issues and Response Topic Paper - <https://www.woking2027.info/allocations/whnftp.pdf>
- Site Allocations Development Plan Document Duty to Cooperate Bodies Topic Paper - <https://www.woking2027.info/allocations/dtcbodiestopicpaper.pdf>

These topic papers are not reproduced in this statement due to their length.