

Meeting of the West Byfleet Neighbourhood Forum
held on Tuesday 26th April 2016 at 7.30pm at West Byfleet Social Club.

Present

Penny Hoskyn (Chair)
John Banks
Stuart. Dick
David Hastie
Wade Pollard
Emma Davis
David Fisher
Phil Wilson
Chris Dougherty (Secretary)

1. **Apologies for absence** – Gary Elson, Richard Wilson, Nasrin Shahbazi, Pauline Hedges, Roland Nevett, Richard Thomas, Ross Goodman, Sally Cantello
2. **Minutes of the last Meeting**– Accepted and Signed
3. **Broadoaks**, There is a planning meeting at Woking Borough Council this evening, attended by a number of our members. Of note is a planning objection by Andrew De Leong, who is not a member of the forum but made some very good points This is the objection:

Planning Applications 15/0987 15/0988, Broadoaks, Parvis Road West Byfleet.

Objection by Andrew Leong-Son, resident Old Avenue, West Byfleet.

98% of residents support residential developments at Broadoaks & support the housing plans by Octagon homes.*

At a local meeting (consulting on WBC DPD) attended by c.180 people, residents were incredulous about the expected horrific impact on the level of traffic caused by the additional 1,000+ people that will be travelling to & from the proposed secondary school at peak times each day.

Of the 26 public comments on the Broadoaks proposals, 20 were objections that raised the issue of increased traffic as the major concern in relation to the school.

The analysis by Mouchel has a number of flaws;

- *It is inconsistent with the experience of residents today – which is regularly “traffic gridlock”.*
- *It is at odds with previous traffic studies including the Surrey County Council STA 28th January 2015 which rates the A245 Parvis Road Westbound at West Byfleet as an “RFC of 1.61 & LOS “F” – including a data centre at Broadoaks.*
- *The analysis does not model the significant impact on side roads – as in previous analysis by SCC – as drivers seek to avoid congestion.*

- *The analysis completely omits modelling of the proposed “Toucan Crossing”. At its peak, the Toucan crossing will be used “105 times in the period between 07.00am & 08.45am.” Each Toucan crossing will stop traffic flow for at least 52 seconds (Periods I to IX), with the expected impact on Parvis Road capacity reduced by 50%. This will be impossible to mitigate. This could be tested now “in real life” by installing temporary traffic lights to mimic at the proposed site of the crossing, measure the traffic impact & understand the impact on the community*

Mouchel recognise that the roads will be operating beyond their theoretical capacity. The assessment from Mouchel can be characterised as “by that stage, the roads will be so congested already, that the development will have a negligible difference in queueing & delays”.

This provides a perverse incentive for councils & developers to approve developments that ensure roads exceed their theoretical capacity, so they can ignore any traffic assessment & say it still meets the NPPF.

The proposal for the secondary school;

- *Is not for the benefit of local residents (with student commuting times of up to 45 minutes)*
- *Will deliver an insignificant number of additional jobs in an area with high employment*
- *Will create traffic gridlock & make West Byfleet a less enjoyable & attractive place to live.*

99% of residents have identified additional housing as the key local need. West Byfleet has very little available land for housing & Green Belt land is being released to meet housing needs. There is great concern by residents that the green belt land we have in West Byfleet, particularly at West Hall, will have to be released to go toward meeting WBC’s housing quota. We would ask you to reclassify the whole of Broadoaks site for residential development, to provide more affordable homes and accommodation for the aging population. This would better serve the local community.*

** based on a WBNF survey Nov ’15*

- 4 Wade met Graham Harvey-Brown who is the estate manager of **United learning** who are the company who wish to build a new school on the Broadoaks grounds . Mr. Harvey Brown wanted to know about the plans for West Byfleet, and he wanted to know what the resident’s thoughts were. The school is proposed to be a fee paying school to start at 11 year old, at £5,000 per term. It is thought there would be demand for this, with staff initially 20 strong, leading towards 70 staff. It is hoped to start in the 2020 academic year. Building is in the shape of an E and therefore can be opened in 3 stages. It is a very large area. The Building is in good condition 2 thirds of it with one third having been

stripped out. The total capital outlay is expected to be £15m. They have bought the school for €1. The amount of pupils eventually will be 900. No legal agreement with Octagon, therefore they can still pull out. Footpath being replaced near the park at present leading to Parvis road. Footpath through Broadoaks to school, but at present part of Broadoaks is owned by MOD, which could be tricky. Footpath along High field Road, near Hobbs Close. This corner owned by MOD. Plans at the moment for an all-weather pitch, near Hobbs Close. Recognises that they will need more sports facilities, and are interested in the field at the end of the recreation ground. For possible sharing with the community and a sports hall, estimated 2.5 m. The general impression is that there is money available from United Learning for sports facilities. United Learning are very aware that for planning purposes Octagon needs the school to be built, because of current employment status of the Broadoaks.

Mr. Harvey Brown was not aware of the Sheer House or the West Hall possible developments as this had not been part of plans to justify the viability of the school. The Broadoaks site is currently valued at 120m.

4. **Altitude Public Meeting** - communication from Stephen Tillman that they had been unable to find a Saturday venue, so 13th May only at Cornerstones for the public meeting.- The meeting will be from 2pm to 8pm.
5. **Grant report** - The forum have put in a claim put in for 3.5k, as the grant for the year has risen to 9k. 2.5k of that is for Nigel McGurks fees.
6. **Publicity leaflets** – the leaflet has been designed and the forum looked at the draft leaflet, and made minor changes. Dates for the drop in at the library etc., will need to be added. On the back is a page for comments. Printing costs are for colour £413. This was agreed on, with an insert for resident's details. Which enables the residents to retain the leaflet. Possibly a photo of health centre with the current issues, already they have trouble with parking which can only get worse with the new development. Patient Appointments are being missed due to people not able to park to get there on time. The health centre is a **big issue**, and needs including in the leaflet. On the back will be the big issues, ie: traffic, parking, community centre, green space- possibly local estate agents will have some Ariel photos. The guide hut built in 1948 is falling apart, and thus a photo of this could be a good choice and the subway, which is not a good view for people getting off the train. –Our policies can influence these things
7. **Events**, St. John's fete on the 11th June, we have been allocated a space inside the church, RA have agreed they will do all publicity re sheer house etc. on the day. **Cornerstones** on referendum day, is also planned for the forum to advertise the plan, and for somewhere for residents to come after they have voted for staying or leaving Europe.
Pyrford and Wisley flower shows from 12.00 onwards, where the plan would be for everyone from both forums, to be together as well. There is no charge for either of these as we are now a community group.

Waitrose has been agreed on 16th and 17th June, which is a Thursday and Friday which is good as it is a busy trading day for Waitrose.
Bit hand written on agenda.

8. **Plan Update** – there will be a brief summary on how the plan was made, showing why some things changed or needed. Together with a list of everyone contacted. There are 2 more planned meetings in May with the editorial groups, and everything will need to be ready early June 2016.

Looking at the CIL money and wish list – view was any CIL. Money from Broadoaks might have been spent, - It was hoped that every penny from Broadoaks should be spent in the local community. Forum need to decide what it should be used for, but counsellors would not agree to that. Graham Christie said to attend next joint meeting between SCC and WBC, where counsellors have authority over CIL money. CIL process being reviews at the moment and those findings have not yet been made available. When CIL money comes in the forums wish list will be debated at the joint meeting where forums can lobby for having a view of spending the money. WBC have not yet received any CIL money.

Our Wish list should be prepared now, in case it should suddenly become needed. On the list at present is – Provision of a Village Hall, new facilities for Scouts and Guides, and other youth facilities, sports centre, upgrade of tunnel under railway and upgrade of the recreation ground.

Group leaders, social and community concept plan are looking at land for the scout hut, the Allotments and lower sports field, plan should become a forum policy so any future developments would have to involve the neighbourhood forum. If future developers do not adhere to the concept plan then the neighbourhood forum will have the authority to lobby against development.

9. Meetings with the plan editor Sally Cantello will be on 10th and 17th May for the group leaders.

NEXT MEETING Wednesday 18th May 2016 at West Byfleet Social Club at 7.30pm.