

West Byfleet Neighbourhood forum

Minutes of the meeting 03rd November 2016

Present: Wade Pollard, Penny Hoskyn, Emma Davis, David Hastie, Ross Goodman, Phil Wilson, Dharma Sivarajasingham, Roland Nevett, Sally Cantello, Richard Thomas, Cllr Graham Christie, David Askew.

Apologies received: Chris Dougherty

Chairman Wade Pollard opened the meeting.

Members of the committee were concerned about planning application for Sheer House not being received to date. The committee discussed the public meeting on the planning application due to be held at the church hall in January, inviting the developer to provide some clarity on their proposal, and agreed it would have to be postponed if the application was not received in time.

Other concerns raised included:

- Not having a borough planning officer to date
- Impact on local businesses if the shopping area is closed for 2 to 3 years – need a solution with a staged development so the businesses can continue to trade
- How many properties were proposed or planned to be built – Need clear proposal
- The availability of parking spaces and how much parking will be created by the new development?
- Impact of traffic flow and car parking spaces in the surrounding areas

Other concerns were raised around the way WBC notified residents about the Broadoaks development. It was brought to the committee's attention that only some residents living within adjacent roads to the proposed development were notified about the public consultation and not everyone received written notification. The committee decided to find out how many residents were notified in the past for such applications - Richard Thomas to contact Chris Dale at WBC.

West Byfleet Neighbourhood plan

The committee discussed the West Byfleet Neighbourhood plan with the feedback received from the planning consultant after his health check of the Plan.

It was brought to the attention of the committee that the planning consultant's view is that infrastructure concerns do not generally come under the auspices of a neighbourhood plan and that some of the Plan's infrastructure policies were not in accordance with national policies. As a result, a decision was made to amend some of the infrastructure policies as recommended. . The following amendments were proposed, discussed, amended and included in the plan:

- The committee discussed the lack of walking paths and cycling routes in the area. Committee considered the risks proposed to pedestrians and cyclists due to not having adequate cycling and walkways and it was decided to include the policy on walking paths and cycling routes in the plan.

It was agreed that, there is a general shortage of parking spaces in the village and surrounding areas and all of these issues have to be addressed by future developments. It was anticipated that the demolition of the current car park in Sheer house is likely to exacerbate the situation further. Therefore it was decided by the committee to keep the existing policy on parking in the neighbourhood plan.

- The committee decided to include maps of Broadoaks and Camphill road in the Neighbourhood plan for the sake of completeness.
- A question was raised on whether there is a need to have a separate policy for pedestrians and a decision has to be made on this.
- After a brief discussion by the committee members, it was decided to keep the existing policy on waste water in the current plan since the members felt that the developers have to demonstrate adequate infrastructure in place to handle wastewater from developments.
- It was also pointed out that the greenbelt surrounding the M25 and West Hall is a natural overflow for the river Wey and any future building on this area may increase flooding risks and impact wildlife and potentially migrating birds.
- It was also decided by the committee to keep the policy on the Green Belt (Policy OS1) in the final draft. Many committee members felt that it was something most local residents wanted to include in the neighbourhood plan. It was also pointed out that many residents choose to move / live in the area because of its rich green spaces, trees and natural beauty.
- It was decided by the committee to include a reference to “Natural Woking” as well as the Woking Borough Council Core strategy in the Green Belt policy to highlight the importance WBC attaches to green spaces in the area.
- The committee decided to remove policy I1 from the Infrastructure policies on the recommendation of the planning consultant - who stated it was not in accordance with national policy and it was objected to by Surrey CC - and also on the advice from Pyrford NF who had encountered similar objections. It was decided to keep an amended version of policy I2, as suggested by the planning consultant, as it was agreed that it is vital to conduct Air quality assessments for any new development in the area to ensure the air quality is maintained and the quality of life is not adversely affected.

It was agreed that the Plan committee would meet a further time to effect the agreed changes before preparing the Plan for printing and submission to WBC in December 2016.

Any Other business

It was concluded no other business to discuss during the meeting and the chairman Wade decided to conclude.