

R. Findlay
Chief Executive Officer,
Marston's PLC,
Marston's House,
Brewery Road,
Wolverhampton,
WV1 4JT

31st July 2017

Dear Mr. Findlay,

West Byfleet Recreation Ground

I am the Chairman of West Byfleet Neighbourhood Forum. We were established under the 2011 Localism Act to give residents a say in future development in their area. Our Plan has recently been approved by Woking Borough Council to go to referendum this autumn.

Last weekend I attended a community event in the recreation ground. At the event your company had a stand to inform the community about a previously unknown proposal to build a pub in the recreation ground.. Apparently your staff have been discussing this proposal with employees of Woking Borough Council(WBC) for many months. I was surprised by this.

Our Plan has been approved by an Examiner appointed by WBC and includes protection, which the residents felt necessary, to prevent commercial development in the recreation ground. It is Policy OS 1 in the Plan and the relevant section reads "Local Green Space, West Byfleet Recreation Ground. The development of Local Green Space will not be permitted other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure and no alternative feasible site is available.

Your staff seemed unaware of this nor the fact that the land was gifted to the community for "recreational use". WBC do not own it. I understand that your staff have been discussing the proposal with the sports and parks departments at WBC and not with the planning department which may explain the gap in knowledge.

The residents would have been grateful to have a new sports pavilion as part of your proposal. However substantial new development elsewhere in the village means that there are monies available from the Community Infrastructure Levy to fund one. Indeed one development is the rebuilding of the entire commercial centre of the village and the developer, Altitude Real Estate is very keen for more A3 tenants on a site only 100 metres from the recreation ground. Maybe Marston's could consider this?

The Green Belt Review in Surrey is likely to lead to the release of land for new villages where I feel you can deploy your capital more profitably than in a village with many and varied outlets such as ours. I write this as a shareholder in Marston's.

Our recreation ground is valued and well used by our community. There have been several office to residential conversions in the village and the new centre development scheme incorporates over 200 apartments. None of these homes has any outside space and so the recreation ground is growing in

importance for residents.

I therefore urge you to drop the proposal to build in West Byfleet Recreation ground.

We have a website and our Plan and associated documentation can be found on it.
It is - wbnf.org

In the interest of transparency I shall publish this letter on our website.

Yours sincerely,

Wade Pollard,
Chairman West Byfleet Neighbourhood Forum,
Ardeen Cottage, Highfield Road, West Byfleet, Surrey KT14 6QX

Cc Jonathan Lord MP