



Minutes

PNF Public Meeting

Pyrford Village Hall

Thursday 22 June 2015 – 20-2230h

Present: Martin Doyle (Chairman), Jennifer Holgate, Alister Kratt, Graham Chrystie, Geoff Geaves, Carole Gale, Cliff Bolton plus approx 50 members of the public.

Objective: To review the conclusion of the local consultation period on the Neighbourhood Plan and a review the situation concerning the WBC proposals contained in the Woking BC Site Allocations DPD.

1. Welcome

The PNF Chairman, Martin Doyle welcomed those present to the meeting and explained there were two important topics to be considered by the meeting:

- The Progress of the Pyrford Neighbourhood Plan considered over the last two weeks in the local pre-submission consultation.
- Woking BC Green Belt Review and Site Allocation DPD as it affects Pyrford

The former concerns long term policies to guide general development of Pyrford whilst the latter is specifically about proposals that WBC take important agricultural fields at Teggs Lane/ Randalls Field and South of Aviary Road out of the Green Belt and release it for developing of 400+ new houses after 2027. The two topics are separate, but are running at the same time and have several common details.

2. Neighbourhood Plan Update

Geoff Geaves thanked the hundreds of members/residents for their efforts in responding to the PNF survey form within the 6 week consultation period.

At the latest count 555 survey forms had been returned representing approximately 20% of the households in the area. A detailed analysis had been carried out on 477 of these and this shows an overall agreement rate of over 98% on a policy by policy basis.

Valuable comments were received back with disagreement on policies spread roughly evenly across the four work groups. These comments will be analysed and published on the PNF web site as soon as possible. In addition Woking BC have suggested 11 pages of changes to plan.

The way forward, for the Neighbourhood Plan was outlined as

- Review comments received and modify the plan as necessary
- Submit the plan to WBC – c 15 July
- To WBC Executive for consideration – Sept/Oct 2015 – prior to 6 week public consultation period.
- Government examination – Nov 2015
- Final Referendum in Pyrford before adoption – 1Q2016

Pyrford Neighbourhood Forum



In response to questions from the floor GG agreed that the results of the analysis of survey results and a copy of the representation made by WBC would be published on the PNF website as soon as possible. The progress of the Plan was noted.

3. WBC Site Allocation Proposals

Cllr Graham Chrystie set out the Green Belt Review process and the Site Allocations which earmarked our 2 important fields for release from the Green Belt for development in the period 2027 – 2040. The PNF now had the services of a top planning team whose cost is being borne by a local resident. This meant the PNF was able to challenge Woking Borough upon the Site Allocations and many queries had already been raised with more to come.

Cllr Chrystie then introduced the planning team leaders attending, Alister Kratt, from LDA Planning Consultants and Jennifer Holgate from Pinsent Mason the international law firm.

AK and JH described the process they were adopting in what is a complex area with a plethora of documentation and took a succession of questions from the floor of the meeting. In summary they thought that some Woking Green Belt release was likely but the case for release of the 2 fields in Pyrford did not stack up and in their opinion could not be justified. They recommended that the challenge they prepare for PNF focus on an objective and factual objection to the site selection process employed. In addition they would be preparing notes to assist anyone objecting to WBC DPD proposals and these will be uploaded to the PNF website as soon as they are available.

The meeting unanimously endorsed the PNF actions in challenging the Woking Borough plans for Green Belt release in Pyrford from 2027 onwards. They asked for major publicity for households, public places and on the web site as soon as possible so that as many members and residents as possible register their comments upon the WBC proposals prior to 31st July 2017 (the close of the consultation period).

The great majority of the meeting agreed to help with the distribution of information sheets and erecting placards to raise awareness of the issues across the PNF area, and, supplied contact details.

3. Conclusions

In conclusion Martin Doyle indicated his delight at the response from the meeting and that he hoped attendees would draw friends and neighbours attention to what was at stake and their need to individually respond to WBC about Site Allocations in Pyrford by the 31 July 2015.