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Pyrford

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GU22 8TG

30 July 2015

Jeni Jackson

Head of Planning

Woking Borough Council

Dear Ms Jackson,

We are writing to register our objection to the proposed development of 423 new dwellings on Green Belt land in Upshot Lane, Pyrford.

The key points of our objection are as follows:

1. The Council have approved the draft Site Allocations Development Plan Document (DPD) without fully taking into account all representations received, particularly those made by LDA Design on behalf of the Pyrford Neighbourhood Forum.
2. The two sites concerned (GB12 & GB13) are consistently assessed in the Green Belt Review as not being suitable for release due to fulfilling two 'critical' Green Belt purposes, with poor sustainability and high landscape sensitivity. These sites not only play an important role in containing the southern edge of Woking together with providing a strong landscape context for the village of Pyrford, they also form part of a rare example of an area of rural landscape that has not been lost and degraded by golf course development.
3. There are serious access and transport issues to be considered. Pyrford Common Road, Upshot Lane and the surrounding roads are already extremely busy with traffic, especially during 'rush-hour' times. There are often 'log-jams' in West Byfleet when traffic is seeking to divert away from the A3 and M25, all of which would be exacerbated with a further 400+ homes in the area. Such a large volume of extra dwellings would also have a detrimental impact on an already overburdened rail service, especially for anyone commuting into Central London. Trains are already near to maximum passenger capacity as early as 7am on a weekday when most seats on a twelve coach train are already occupied before reaching Surbiton.
4. The lack of footways in the immediate vicinity, together with the need to increase road width in Upshot Lane, will necessitate a major programme of tree and shrub removal which will greatly reduce the useable site area.
5. Such a wholly inappropriate development would also have a major impact on the following:
  - a. Local schools - Pyrford Primary School is about to be re-built as part of a "50 year growth plan" to meet anticipated demand, which does not take account of 423 new homes in the immediate vicinity.
  - b. Other local community resources e.g. Doctors, hospitals, emergency services, care of the elderly, etc.
  - c. Environmental issues, especially the pollution and wear and tear on local roads caused by site traffic.
  - d. Water Resource and Hydrology
  - e. Ecological Impact on already falling wildlife, bird and protected species populations, together with additional light pollution.

Whilst it has to be accepted that additional homes are required by an expanding population, such a wholesale change to the character of a rural area which has been steeped in history for centuries appears to be too much of an easy "quick fix" to the problem. A far better solution would be to target derelict and underused "brown land", re-designating

empty commercial premises for conversion into residential use and compel owners of vacant accommodation over shops to let at affordable rents.

Yours Sincerely

Gordon & Jenny Brierley