

## **Objection to the proposed development of 423 houses - Pyrford 2027**

Jo Caruth [REDACTED]

**Sent:** 27 July 2015 19:04

**To:** Planning Policy; Jeni Jackson

It has come to my attention that Woking Borough Council (WBC) is considering developing the area on either side of Upshot lane circa 2027.

As a resident of Coldharbour road, I cannot support any plans to develop this area.

Pyrford is already subject to a 'creeping' urbanisation through the myriad developments we have seen throughout the village where on single property plots, the building has been removed and two or more dwelling constructed in the same plot (The Ridgeway being a prime example of this). We also see the old site of Oakfield school now being re-developed into a multi-dwelling estate.

Furthermore, adjacent Borough Councils are examining large scale developments; including Wisley airfield and others. Any significant development of the area would have implications to the amount of traffic passing through the village, plus the associated noise and vehicle emission pollution associated with increased traffic.

However, the most significant issue to increased traffic levels along Coldharbour road is safety. At school drop-off & pick up times congestion is already at dangerous levels, often with frustrated drivers mounting the kerb whilst small children walk to school. More houses, more people, more traffic. Do we really have to have a serious injury, perhaps loss of life before this issue is taken seriously?

The proposed development site occupies an area of 'Green Belt' land. It is my understanding that purpose of the green belt was to contain urbanisation and the loss of rural landscapes. Any development of the green belt violates the values underpinning the green belt principles.

As a village in its own right Pyrford conveys a certain character and charm, generated by its rural nature and its place in the natural landscape. Accessibility to the countryside, views from the footpaths are important assets in maintaining this character in a mostly unspoilt area of countryside.

Pyrford is a community. People want to live here because of its position in countryside, communications and the pleasant environment, any large scale development will have a negative effect on the village, and once destroyed cannot be regained.

Finally, I do not subscribe to the notion that building more houses will solve the perceived housing shortage. Building more houses in the South East, will increase the population of the area, needing more and more housing to be built.

The answer is in diversification, encouraging economic growth away from being London centric.

Please do take these concerns seriously, 'Sustainable development' is

a myth, once an area has been developed it will never return to what it was before.

Yours faithfully...

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