

From: John Clark [REDACTED]
Sent: 31 July 2015 09:40
To: Jeni Jackson
Subject: Green Belt Review Pyrford

Dear Jeni Jackson,

I note below my submission re the above for your kind consideration and thank you in advance for taking the time to read it.

Woking Green Belt Review as it affects Pyrford

Submitted by John Clark 48 Romans Way, Pyrford GU22 8TR

I wish to express my concerns with the proposal to build 423 homes as follows –

Road Access and Congestion

There are already problems with the area's existing road network at present levels of traffic, especially at rush hours and school times. These are exacerbated by the proximity to the M25, A3, A245 and A325, any of the frequent problems on which can have a significant knock-on effect at any time of day.

The proposed development is adjacent to Pyrford C of E School and a large busy Church with Marist School nearby. The roads around these are very busy at peak times and when special events are held. Pedestrian safety must also be a concern.

The junctions of Pyrford Road, Oakcroft Road and Pyrford Common Road with the A245/B382 Old Woking Road/Parvis and Sheerwater Roads are always extremely busy at peak times.

Access via Ripley is restricted by the Newark Bridges and the narrowness of the road in general, but particularly at the junction of Newark Lane with Ripley High Street. Warren, Papercourt and Polesden Lanes are significantly restricted in width, with numerous pinch points.

Access via Wisley is also restricted due to the narrow, weight restricted bridge at Pyrford Lock and the narrowness of the road. This is also used as a rat run to and from the A3/M25 and can seize up entirely if there are problems on these roads. Not infrequent events at the RHS also cause queues.

The situation will undoubtedly be adversely affected, not only by the increased traffic from the development itself, but also from the proposals for 592 homes and a 900 pupil school at West Byfleet, 220 homes at Byfleet, together with re-development of Sheerwater with an increase of 300 homes.

A total proposed increase of 1535 homes in and around Pyrford!

There are also proposals for some 2300 homes at Wisley Airfield which would undoubtedly have a huge impact if proceeded with.

Given the lengthy lead-in time of twelve to fifteen years any presumptions on traffic levels etc. will inevitably change.

Infrastructure.

Clearly the proposals will cause chaos unless the local infrastructure is upgraded appropriately, thus changing the character of the whole area.

The existing schools, nurseries and playgroups, doctors, dentists, old folks' homes, and hospitals etc. are at critical capacity levels. Parking at local shops and supermarkets is frequently difficult. Any measures taken to improve these services will in themselves increase congestion.

Trains from Woking and West Byfleet are extremely busy at peak times already, as is the road traffic around them. The very recent suggestion that Crossrail 2 be extended to Woking and Guildford would, if it came to pass, increase pressure on the roads.

A recent report from Surrey County Council stated that daily commuter numbers by rail in to Waterloo from local stations will rise by 25% within twenty years. A proportionate increase from local stations is obviously likely. Again increasing pressure on roads

Environment

The proposal will inevitably detract from the nature of Pyrford as a village with a separate identity bringing it physically closer to a merger with Woking.

Government Policy

I note recent press reports that the Chancellor is to introduce changes to the planning system which will protect the Green Belt and instead allow automatic planning permission on all suitable brownfield sites across the country.

Thank you

Kind Regards,

John Clark

Sent from Windows Mail