

WBC planning proposals 2027-2040

Ron Colvin Private [REDACTED]

Sent: 21 July 2015 12:37

To: Jeni Jackson

Cc: Planning Policy; [REDACTED]

From: Ronald Colvin, 49 St Nicholas Crescent, PYRFORD, Woking, Surrey, GU22 8TD

Dear Jeni

On Friday 10th July on BBC radio 4 today programme, [Sajid Javid MP, Secretary of State for Business, Innovation and Skills and President of the Board of Trade](#), when discussing the new guidelines on building regulations said, when pressed “there is no need to make use of green belt”.

As an active member of the Pyrford Neighborhood Forum I agree entirely with the views of the forum, laid out below, and **object, strongly**, to the proposals of Woking Borough Council to build 423 houses on green belt, either side of Upshot Lane

1. The Borough have ignored the PNF's 2 letters raising concerns about the Green Belt Review and their advisers attempts to address the Borough Executive were repulsed with the Executive proceeding to take the decision to publish the DPD apparently without reviewing valid representations. The PNF has objected to the Borough's approach as have their advisers.
2. The Borough (WBC) have substantially departed from their own independent advisers, Peter Brett Associates, recommendations concerning Pyrford : is this acceptable to you?
3. The PNF advisers comments as made to WBC, in the advisers paragraph 2 are clear. Is it acceptable that WBC chose to defer any action upon these points and proceed to approve a DPD over which there is a big question mark around Pyrford issues?
4. Do you agree Pyrford's charm and character are important and that maintaining the natural landscape and views as well as footpaths are important? Pyrford is unique in Woking Borough in enjoying its relatively unspoilt countryside and we believe this forms an asset for the entire borough. Do you concur?
5. Pyrford is unique in the Borough for its well maintained historic buildings and conservation areas. Heritage assets are highly valued nationally. Would removal of Green Belt status from our 2 threatened fields could cause irreparable damage to these assets?
6. Pyrford is already congested during the day around the central village area. Would the imposition of 433 new houses be likely to increase congestion and perhaps result in gridlock?
7. Are you satisfied with traffic/highways congestion at present?
8. Are you satisfied with the lack of WBC focus upon likely major housing developments just over the WBC border in Guildford Borough EG Wisley Airfield and two others? Do you accept the possible imposition of massive traffic increase from the south passing through Pyrford on its way to West Byfleet Station and Retail Centre? Do you accept that the Newark Bridges could cope with greatly increased traffic?
9. Please think about Ecological Impact , Water and Sewerage impact plus other Infrastructure problems. Transport is essential to us all! What about bio-diversity?

- A. Pyrford Primary School is about to be re-built (50 year lifespan expected) and the number of pupils will slightly increase to meet current demand. 423 new houses will throw up a massive need for school places possibly in 2030.
- B. Elderly Care Facilities are needed
- C. Nursery and Pre School facilities are at capacity at present
- D. Our Village is a community where people want to live and much of this revolves about the pleasant environment. Safety is of paramount importance and the character of the village and its wide blend of facilities is something which once destroyed cannot readily be re-created.
- E. It would be unrealistic if we were not to concede that some change and development must occur. Is a wholesale change to the character of the village by the threat of 433 new houses the solution? Perhaps we should focus upon the supply of suitable downsizing apartments for mature citizens who want to stay in the area but cannot find a suitable new home? Or perhaps we could encourage some affordable homes which are sadly lacking in Pyrford (affordable generally means 80% of market rent which is a high barrier for many) By imaginative ideas and concepts we can demonstrate that Pyrford can move forward and continue to be a vibrant growing community. Can you come up with some innovative ideas? Please supply the Forum with your ideas as well as telling WBC.
- F. We hope that we have given you some food for thought and you will respond to WBC and ensure that your voice is heard : your response really counts! Pyrford has always responded magnificently to all calls upon it and just recently over 500 of you responded to our Survey and Questionnaire about our new Neighbourhood Plan. Success may well depend upon substantial local support!
- Yours sincerely
R Colvin