

Objection to development on Sites GB12 and GB13 in Pyrford

Coral Cornwell [REDACTED]

Sent: 30 July 2015 15:29

To: Jeni Jackson

Cc: Planning Policy

Dear Ms Jackson

I am writing to object to the proposed development of Sites GB12 and GB 13 in Pyrford in the Woking 2027 site allocation proposals.

Pyrford Village

I have lived in Pyrford for over 20 years and enjoy the semi-rural aspect of the village. I walk a lot and use the many footpaths in the village and these would be under threat. Pyrford is a village with great character, it is a conservation area and has a number of important historic buildings. One of these, Pyrford Court, is situated very near the proposed development. The village is sited on the southern edge of Woking in a natural rural landscape and one of the few in the area that has not been taken over by golf courses - this is very important for the area and must not be destroyed.

There is a lot of woodland and hedgerows under threat and these are vital for the wildlife which live in the area particularly badgers, deer and birds. I note that all the trees in GB12 are under TPO but there are also a lot of other trees which screen the village and provide it with the semi-rural feel that need to be maintained.

Green Belt

Both of the proposed sites in Pyrford are in the Green Belt. It is very important that this is preserved and I can see no exceptional circumstances for removing the status from these sites.

In the Green Belt Review Sites GB12 and GB13 are consistently assessed as not being suitable for release due to fulfilling two critical Green Belt purposes with poor sustainability and high level landscape sensitivity and much of the evidence in the review undermines the case for inclusion. GB 13 was considered in the Green Belt Review as being particularly sensitive due to the open and exposed nature of the site and was considered **unsuitable** for housing.

Access and Transport

The proposed sites have very poor access. In order to obtain access to Upshott Lane there would be a huge loss of trees and hedgerows and this is not acceptable. Similarly, access onto the Pyrford Common Road, B367, would result in a huge loss of trees and direct access onto this road would not be desirable. This road is very busy now and the junction with Upshot Lane is a difficult one at busy times and would not cope with additional traffic. A roundabout at this junction would have a big impact on the local heritage site and would incur more tree loss. The area is also considered to be of archaeological importance.

The pedestrian access to these sites would be very limited due to the busy roads, speed of traffic and the lack of pavements.

Additionally, there is the threat of a new town at Wisley that Guildford Borough Council are considering. If this was to go ahead then there would be a huge increase in traffic from there heading to West Byfleet and Woking stations and these would both be accessed via the B367. The road from Ripley including Newark Bridge would be unable to cope with this new demand and it would introduce a possible gridlock scenario for the Pyrford area. This together with the potential impact of Site developments in West Byfleet, which I object to as well, must be considered. The route to the A3 via Parvis Road and Seven Hills Road is at a standstill on a daily basis and more development would only add to this nightmare. The whole area could be gridlocked and this needs to be seriously considered.

Infrastructure

Pyrford Primary School is due to be rebuilt but only to cater for the existing population and would not have the capacity for additional children from the proposed new homes.

There would also be insufficient provision in terms of pre-school, medical facilities and Care Homes. The Health Centre in West Byfleet would not be able to cater for an increase in the population of this scale anymore than it could cope with the proposed increase in West Byfleet. These are hugely important issues that need to be taken into consideration.

The effect on the sewerage system is also a concern.

Flooding

Building on these sites would have a huge effect on the natural drainage and would leave Pyrford very vulnerable to flooding.

Yours sincerely

Coral Cornwell

Stocks, Ridgway

Pyrford GU22 8PN