

From: [REDACTED]
Sent: 08 July 2015 09:24:07
To: Jeni Jackson
Cc: [REDACTED]

Subject: Objection to plans to build 433 houses on land adjacent to Pyrford - we request your respons to our concerns

I am writing to you to raise our objections to the proposed development on green belt land at

- Rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford (Proposal Site GB12);
- East of Upshot Lane and south of Aviary Road, Pyrford (Proposal Site GB13);

And request a response on the concerns raised below.

Our details are;

Alison Gerrard and
Paul Cowtan

Owners of 74 Boltons Lane, Pyrford GU22 8TN

We have elected to live in Pyrford due to its very special rural location and history and very much enjoy the countryside around us. However in the last 4 years we have noticed a very significant increase in traffic in Pyrford (including Boltons Lane), and in all roads used to get to the A3 (via Pyrford and Byfleet). Many of these roads are very narrow and cannot be widened (due to bridges, historic housing, buildings etc). Local facilities/services are under considerable strain eg: Doctors. Traffic goes directly though small villages which do not have the capacity and poses a significant health & safety issue. The route through to Ripley is already a very busy and dangerous route – it being very narrow and passing through an area of listed historic buildings. The route through Pyrford goes past the school raising questions on child safety – and is very congested during school start/finish times. The junctions on other (also narrow) local residential roads in the area are becoming more and more dangerous with drivers going at far too high speeds.

When I completed the recent Pyrford Forum I did not expect to get the surprise of new 433 houses on green belt adjacent to Pyrford village.

We look forward to your response including the items below;

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 and a very unsafe situation?
7. Are you satisfied with traffic/highways congestion at present? See comment above on the increased levels of traffic – what analysis has been done on the current levels and the impact of these 400+ new houses. We view these as major safety and environmental/ecological concerns.
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?
10. 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. 433 new houses will throw up a massive need for school places possibly in 2030.
11. Elderly Care Facilities are needed. This age profile of this area is high.
12. Nursery and Pre School facilities are at capacity at present
13. 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.

It would be unrealistic if we were not to concede that some change and development must occur.

We consider that a wholesale change to the character of the village by the threat of 433 new houses is not 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.

What Brownfield sites have been considered?

What other locations can be considered with direct access onto ‘A’ roads with good traffic routes to London, Woking and the south A3?

Regards

Alison Gerrard & Paul Cowtan

74 Boltons Lane, Pyrford GU22 8TN

Concerned residents of Pyrford.



