

Public Consultation - Pyrford development

Ian Donaldson [REDACTED]

Sent: 28 July 2015 21:11

To: Planning Policy

Cc: [REDACTED]

Dear sir

I write in connection with the current consultation period around Woking BC's draft plan for development. In particular the council's proposal to remove two parcels of land in Pyrford for the purposes of building in the region of 400 new homes.

As a resident of Pyrford I would like to voice my concerns:

- In reviewing Woking's plan it appears that the majority of new build activity is to take place at the eastern end of the Borough with significant development work not only in Pyrford but also West Byfleet and Byfleet. As a resident, council tax contributor and voter in the Borough I am concerned that the influx of new homes has not been spread evenly and fairly across the Borough. In addition I note that Guildford Borough are proposing a development of significant size which will exacerbate the potential impact on the area.
- In reviewing some of the information available it appears that the Borough has ignored representations from the Pyrford Neighbourhood Forum, for no apparent good reason. I find this quite unacceptable – how a decision can be made without reviewing all evidence and representations.
- In addition, it appears that the Borough have substantially departed from the recommendations (re Pyrford) from its own advisors – Peter Brett Associates. Again this is not acceptable – on what evidence was this decision made? It appears that the process has been flawed – why?
- Pyrford's charm and character is important in the local neighbourhood, including footpaths and views which cannot be taken away at the whim of council members against recommendations of independent advisors and ignoring representations of important local forums. The removal of these two important parcels of land in the area will act to the detriment of this special village – I am struggling to think of any other villages in Woking which offer the same character that Pyrford offers.
- We are concerned that the infrastructure simply cannot cope with the addition of a development of this size in the village – there are already significant issues in the village centre with traffic currently – this would deteriorate significantly not only with the additional traffic from additional homes in Pyrford, but would also be adversely affected by additional traffic from new developments in West Byfleet and Byfleet as traffic diverts away from West Byfleet High Road i.e. Pyrford is already used as a 'rat-run' – these developments will result in gridlock with the associated impact on health of residents (many of whom are elderly)! With the proposed developments in Guildford Borough, not only the West Byfleet side of Pyrford will be adversely impacted by traffic, but also the routes through to Ripley and beyond.
- Other infrastructure will also be adversely affected – where are children to be educated – Pyrford school is already oversubscribed, where will new residents be provided with health services – currently a 3 week wait to see a doctor in West Byfleet is not uncommon, Trains from West Byfleet station are already over used – the infrastructure simply cannot cope with existing use, let alone with more demand.
- I understand to remove land from Green Belt status, special circumstances must be shown – in my opinion this simply hasn't been demonstrated – it does not appear to me that all brownfield sites in the borough have been exhausted.

I look forward to seeing the Borough's comments.

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