

From: Melanie Duk [REDACTED]
Sent: 30 July 2015 20:50
To: Jeni Jackson
Subject: Proposed development in Pyrford

*24 Hayes Barton
Pyrford
Surrey
GU22 8NH*

[REDACTED]

Ms. J Jackson
Head of Planning
Woking Borough Council
Gloucester Square,
Woking,
GU21 6YL
30th July 2015

Dear Ms Jackson

As residents of Pyrford for the past 23 years, we write to express our concerns at the proposed development of the fields either side of Upshot Lane to create in excess of 420 new homes.

We are against this redevelopment of the site for the following reasons:

1. Pyrford is perhaps the only area within Woking to benefit from a rural environment, with far-reaching views, pleasant walks and easy access to the Wey Navigation. Removing the two fields from the green belt and building on the scale proposed by Woking Borough Council would fundamentally change the nature of the area, and, when combined with the proposed development by Guildford Borough Council in Wisley, Ripley and Send, we cannot help feeling that the identity of the separate villages would be entirely lost, resulting in yet more urban sprawl.
2. We do not believe that the local infrastructure can support this amount of development: Pyrford Common Road, leading into Church Hill and then Newark Lane is a dangerous road, with frequent accidents on the Church Hill bend, especially in icy weather. Turning into and out of Warren Lane can be extremely hazardous due to poor visibility, and there are frequent tailbacks at the top of Pyrford Common Road with traffic waiting to turn on to Old Woking Road, and at the bottom of Newark Lane with traffic queuing to access Ripley High Street. Housing developments in both Pyrford and Wisley would **significantly** increase the volume of traffic travelling along this one road, exacerbating congestion and increasing the risks of accidents, and traffic noise on Old Woking Road, which is already horrendous, would become unbearable.
3. We assume that the majority of homes in a development of this size would be aimed at families with young children, which would significantly increase pressure on places at Pyrford Primary School and the local nurseries. While the school is to increase its capacity in the near future, we still doubt very much that it will be enough to accommodate all the extra children. In this instance, geographical distance from the school will form part of the admissions criteria, meaning that those living in the new development will be offered places because of their proximity to the school, while those living in the outer reaches of the village will have to go elsewhere. Not being able to send one's child to their local village school is a real disincentive for young parents to remain in the village.
4. There will also be intolerable pressure on the local medical resources: The three practices that comprise West Byfleet Health Centre already have more patients than they can cope with – repeat prescriptions can take a week to be processed, it is virtually impossible to get through by telephone and it can take two weeks for an available appointment. 400 new homes, with say an average of three residents each, would mean approximately 1200 additional patients to be allocated across just 17 GPs, most of whom work part time. We understand that, to date, WBC have failed to respond to representations from the Pyrford Neighbourhood Forum or their advisers. We do hope that you will at least consider the views of individual residents who are extremely worried about the impact of this proposed atrocity on our homes and on our lives.

Yours sincerely,
Melanie and Ciaran Duke