

From: Chrissie Ecob [REDACTED]
Sent: 13 July 2015 12:24
To: Jeni Jackson
Subject: Objection to building work : Upshott Lane
Importance: High

Dear Ms Jackson

I am absolutely appalled at the number of houses that are being proposed to be built and am in utter wonderment as to how the infra-structure is going to cope or even attempt to manage in the interim building phases.

My mother and father bought their house in Aviary Road 50 years ago, I was brought up there, went to Pyrford Primary and Notre Dame school in Cobham. I returned back to Pyrford from Wimbledon with my 2 children to look after my father and older brother when my mother passed away in 2011. Both my girls attend(ed) local schools, and have adjusted to what used to be a rural life. However even during the past 4+ years that I have been back, I have noticed the traffic has increased, even with traffic jams in West Byfleet! This is years before any additional building takes place.

We barely cope with the traffic we already have. For example:

The ludicrous and poorly planned out set up at the top of Oakfield Road with the junction with the Old Woking Road.

The terrible junction by the Banks and Waitrose in West Byfleet, there should be a yellow box to "hopefully" stop inconsiderate drivers blocking the road when the traffic lights alter.

The Rosemount shops are difficult to park at even when the schools are not starting/finishing.

I do have a few questions I would like answered:

1) Are the roads going to be widened everywhere in the near proximity of the new estate of housing?

2) How are the utilities networks going to cope?

3) How much disruption is this going to cause in upgrading the utilities? Will it be anything like the ones in Old Woking with diversions and road closures>

4) Most households tend to have 2 vehicles, again how are the roads going to cope and parking???

5) Where are the occupants supposed to work?:

If they commute, will they travel into Woking to get the train, will there be additional parking?

Will more frequent trains be put on from West Byfleet, again will there be additional parking?

6) I use the A3 to travel to work and even now the roads to join it are either clogged, or dangerous due to some of the drivers (ie Newark Lane, Wisley Lane and Parvis Road). With the development at West Hall, Parvis Road will be even more gridlocked, and I understand that it has been proposed to have an entrance coming around via the back of The Oaks, so that will impact again on local Pyford traffic on the Pyrford Road.

The traffic will more than trippled coming through Ripley and it had the bypass built in order to take it off the main throughfare or drivers will have to go via Send, which caused huge delays when the bridge was being re-built in Newark Lane.

The junction at the end of Newark Lane and Riply High Street is already quite often backing up along the road due to the size of the vehicles coming through.

7) Will the new bridge that has been replaced by Newark Abbey be able to sustain the huge amount of increased volume. The delivery lorries will have to use another route, through West Byfleet, Send????? This will have an impact on West Byfleet and particularly the Old Woking Road.

8) Will Church Lane be widened and made safer to walk along in order to accommodate the additional people and cars?

It would be a start to get the overflow of water fixed that runs across to the graveyard and on the side and bottom of Church Hill which makes driving in icy conditions dangerous!

9) Will more buses be provided for those without cars?

The poor service we already have is an embarrassment. I had a student staying with me and because the bus was constantly late or didn't even turn up I had to take to Woking every day, which impacted on my working day. I hear the bus service is being discontinued, is that correct? The Peter Bus has already gone and the Bustler is not far behind.....

With the recent approval of yet another private school on Parvis Road, this entire area will be a gridlock.

10) I have also heard that by using the 2 fields Pyrford would be "given" a play area. Well there is already the Pyrford Common play ground, which is perfect, but there could be a safe crossing put at some point along Pyrford Common Road, which might also present car speeding. The place where people tend to cross, by the bus stops and the cut through to Lovelace Drive area, is not safe, especially if you are crossing with children.

11) What proportion of these houses will be given over to the council/housing associations? I have carried out work at various new housing developments, in nice areas, that have ended up like ghettos. The development at Plough Lane in Wimbledon, has lovely high specification properties, and within a matter of months, there is a drugs den, a brothel, and someone was mugged in broad daylight. I am not saying that all social housing candidates are like this, but I assume the council is obligated to hand over a percentage. What percentage would that be? In Wimbledon it was 40%, so nearly half and is that a situation we want in Pyrford?

I work in the housing industry and have seen houses and flats erected in no time at all, and because of that they face problems with poor workmanship, damp, condensation. There is already an issue with water levels and drainage on the field behind Aviary Road. The developers want to just ship in and ship out, and do not care about the final details or how the properties are actually expected to function.

Surely to have foot paths, woods, wide open natural country side to enjoy with your family is just as important. I walk my dogs every day along Sandy Lane and enjoy the beautiful dewy mornings, sun rises, even the snow and the rain, as it is my home, and it is important place for me. There is a large dog walking community around this area too, and we have already had a footpath altered, albeit some years ago, constantly have to ask for footpaths to be cleared, but it seems that nothing is sacred or worth preserving.

I fully understand that affordable housing needs to be provided, but with Wisley and Sheerwater developments (I am not sure how far these have progressed), how much more do you need in this small area. Cramming in these houses like boxes will highlight the need for open spaces for recreation and play. I believe that if we don't look after our Green Belt areas and areas of history and natural beauty we will lose the identity of being Pyrford The Village and just be an extension to the bland, boring concrete town that Woking is.

These are just my initial questions and thoughts, and I would appreciate a full response to the few that I have put forward.

Regards

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