

**From:** Barry Ellis [mailto:████████████████████]

**Sent:** 30 July 2015 11:23

**To:** Jeni Jackson

**Subject:** Objection to the proposal to develop green belt land in Pyrford

Dear Ms Jackson

I write to you in your position as Head of Planning for Woking Borough Council to register my objection to the proposed development of green belt land in Pyrford. Please accept my following comments as representative of the views of my wife and two adult children still resident in Pyrford at 30, Hamilton Avenue, GU22 8RS. I state from the outset that I am not universally opposed to housing development and recognise that with a growing population the need for affordable and sustainable housing projects is a laudable objective. In fact, with two adult children, aged 25 years and 22 years, currently looking for local affordable housing you may wonder why, as a family, we are so vehemently opposed to the council's current proposals for the two land sites at the junction of Upshot lane and Pyrford Common Road.

My objections are based on the fact that the proposal are fundamentally flawed, in my opinion, and will create more harm to the local community and environment than benefit. I base my objections on the following points;

1. **Community.** Pyrford maintains a village community atmosphere despite the encroachment, over many years, of substantial commercial and housing development such as Brooklands Industrial Park and Woking town centre apartments. The current community atmosphere is maintained as a large proportion of the residents work actively to engage in supporting local facilities such as the Church of the Good Shepherd and St Nicholas' church, Pyrford School, Pyrford Cricket Club et al. A reason for this success is the village is now at an optimal size in terms of population and infrastructure to sustain the feeling of 'belonging' to a local community in an environment that is safe, pleasant and relatively relaxing with good access to open spaces and wonderful surrounding countryside. These are the very reasons that most residents chose Pyrford in the first place. The current development proposal will seriously undermine, not enhance, the current landscape and ambience of the village. Pyrford is well known for its unique charm, natural landscapes and views, and historical buildings (e.g St Nicholas') which once blighted by development on Green Belt land will never be able to be restored.

2. **Traffic** . This is a growing concern in the village and not only at peak times. The development of Brooklands in particular, with minimal improvements to the roads over the years, has led to sizable increase in the volume of traffic, especially commercial vehicles, on the roads between Painshill roundabout (A3) in one direction and West Byfleet / Sheerwater Road / Old Woking Road in the opposite direction. There is a noticeable increase in traffic, with vehicles seeking to avoid the bottleneck that is frequently caused along the Parvis Road to Brooklands and on to the A3, now using Pyrford Common Road and heading out over the bridges at Newark to access the A3 through Ripley. Equally, vehicles travelling from the direction of Ripley and turning into either Warren Lane or Upshot Lane to access West Byfleet, thereby avoiding the Old Woking Road, are adding to the increasing congestion. The creation of over 400 homes – and by deduction of two working adults per new home - potentially 800+ extra vehicles entering or transiting the village regularly will place an unbearable strain on the road network. Given the proposals for considerable additional new housing stock to be built in West Byfleet ( Broadacres) the cumulative effect of two such large developments could lead to gridlock in the West Byfleet and Pyrford areas

3. **Pollution.** My above comments inevitably lead to an increase in air and noise pollution. Both my daughter and I are chronic asthmatics and we originally moved to Pyrford over 25 years ago to escape the traffic pollution in London and enjoy fresher, cleaner air. The proposal for the fields in Upshot Lane can only further add to the pollution levels and impact negatively on the environment and our health.

4. **Infrastructure.** The number of homes proposed will lead to a potential increase in population in the village of over 1,600 people ( based on an average family unit) with several hundred likely to be children of school age. Pyrford School is unable to handle such an increase in pupil population, despite the imminent re-building programme, and I

suspect that local secondary schools such as Fullbrook and Bishop David Brown would be similarly affected, and I extend my comments to pre-school and nursery provision. How and where are the proposed new residents' children to be educated ? Unless there are local places this will only add to the traffic and pollution problems. How will the current utility services of water, power, sewage and other waste management cope with such a sizable population increase? Similarly there will be limited shops, doctor's surgeries, bus services, policing, restaurants and entertainment within walking distance of the new homes. All of these factors will impact negatively on the village through the need for the 'new' residents to rely on private transport.

The list of objections to the proposals is inexhaustible as the negative aspects of the current flawed proposals will affect so many local people in so many different ways. I believe that one of the strongest reasons for registering my objection is the fact that the council seems to be ignoring the recommendations made by the council sponsored independent advisers, Peter Brett Associates, and my perception that these proposals are being 'rail-roaded' through without proper consultation and considerations for the existing community.

I began my email to you by stating that I was not adverse to development per se and that I recognise the need for sustainable and affordable housing projects, especially for young and low paid people, but these plans are the complete opposite. If there is to be development within the boundary of the village it must be on a lesser scale, with provision for older residents such as my wife and me, to downsize to smaller properties, thereby freeing up existing housing stock for growing families. In addition, there should be consideration to securing smaller existing sites for development of starter homes, with affordable rents, for key public sector or low paid workers to live locally. My daughter is a teacher in a Woking school desperately trying to find local affordable housing- the message that the council is sending to her is that it is prepared to release green belt land to developers for the lucrative building of high value private homes but no consideration for the needs of essential workers. That is totally the wrong message to key members of our communities.

I ask that you accept this email as an official objection and give urgent consideration to constructive dialogue with concerned local residents on alternative and sustainable proposals.

Kind regards

Mr Barry A Ellis

(Mrs Janet A Ellis)

( Miss Suzanne J Ellis)

( Mr Stuart W Ellis)