

From: S and G Emes [REDACTED]

Sent: 31 July 2015 14:37

To: Jeni Jackson

Subject: Woking Site Allocations Development Plan Consultation

Jeni Jackson

Head of Planning

Woking BC

Dear Ms Jackson

We are writing to object to WBC's proposal to include the two fields adjacent to Upshott Lane, Pyrford (GB12 and GB13) for development in the period 2027-2040.

Our main reason is the severely detrimental effect the development of these sites would have on the rural landscape. When we moved to Pyrford a major attraction was its location on the edge of Green Belt with wonderful views extending across to the North Downs. For 34 years now we have enjoyed quite the best bits of open countryside anywhere in the Woking area - and we want future generations to be able to do the same. If houses were to be built on Upshott Lane the rural scene would be nowhere near as good. To appreciate this you need only take a walk along Sandy Lane as it is now and imagine the two fields GB12 and GB13 covered in housing. The feeling of being in open countryside would be completely lost.

We accept that dwellings need to be built to house future generations and some of these need to be built in Pyrford. However, the two sites GB12 and GB13 are the last places we would choose to put them. In our view it would make far more sense to build on Pyrford Road alongside Traditions Golf Course (a wider road that is already developed on the other side and gives better access to West Byfleet centre and Railway Station) or on Old Woking Road opposite East Hill and the International School (again a bigger road already developed on the other side and with good access to both West Byfleet and Woking). We could even see a case for building on the site of the existing Pyrford Cricket ground and Village Hall if these could be replaced by new sports/recreation grounds and halls on Randall's Field (GB12) and the Arbor site. That would make more sense in terms of 'infilling' and cause less damage to the rural landscape.

We were very surprised and disappointed to see GB13 proposed for development against the advice of the expert consultants who recently reviewed Green Belt boundaries for WBC. Although we don't agree with it, we can see a logical argument for extending the built up area to Upshott Lane. But we don't see how the same could be said of the Sandy Lane bridleway. The only argument for developing GB13 would seem to us to be that the present owners of the site would be happy to make it available.

Another concern we have is whether the road access needed to develop either site could be provided without removing the protected trees on Upshott Lane. We note that your document already appears to allow for their replacement which means that there would be effectively no screening for the best part of a hundred years.

Of the two sites GB13 is clearly the more valuable of the two scenery-wise. However, the photo of GB12 on your web-site does it no favours. It hasn't always looked so unattractive. As an indication of how it looked in better times we attach a photo we took (from the same position) in May 2005.

Yours sincerely

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