

**1 Hamilton Avenue
Pyrford
Woking
Surrey
GU22 8RS**

Tel: [REDACTED]

Mob: [REDACTED]

31 July 2015

Dear Sir/Madam

Objection to Planning Proposals to build 400+ houses in Upshot Lane, Pyrford

I am writing on behalf of my husband and myself to express our deep disapproval of the current planning proposal to build over 400 houses on two sites in Pyrford, either side of Upshot Lane in 2027-2040.

We moved here five and a half years ago, drawn by the need for more space and desire to bring our children up (and for us to grow older) somewhere more rural than where we previously lived in South West London, where they could safely walk to school, the local church and village shops and where we would envisage staying settled for the long term in what is a relatively peaceful and friendly village community.

We fear that some of that semi-rural tranquillity would be under threat by the current plans, not least due to the lack of infrastructure to support the plans and the strain on an already overburdened village road and school system. It should be noted that the existing volume of traffic has already led to children being hurt by vehicles on several occasions since we moved here, including a seriously injured toddler last year.

The principle reasons for our objection are:

1. Pyrford's charm and character are important to us and directly led to our moving here. Maintaining the natural landscape and views as well as footpaths is important; Pyrford is unique in Woking Borough in enjoying its relatively unspoilt countryside and we believe this forms an asset for the entire borough.
2. Pyrford is unique in the Borough for its well maintained historic buildings and conservation areas. Heritage assets are highly valued nationally and removal of Green Belt status from the two threatened fields could cause irreparable damage to these assets.
3. Pyrford is already congested during the day around the central village area. The addition of 433 new houses is likely to increase congestion and even result in gridlock at peak hours.
4. We are already concerned about traffic/highways congestion at present without the proposed development.

5. There is distinct lack of focus upon likely major housing developments just over the WBC border in Guildford Borough e.g. Wisley Airfield and two others and the possible imposition of massive traffic increase from the south passing through Pyrford on its way to West Byfleet Station and Retail Centre. It is highly unlikely that Newark Bridges could cope with greatly increased traffic – there is already congestion there at rush hour.
6. The ecological impact and impact on water and sewerage, plus other infrastructure problems is undeniable and all will be adversely affected by these proposals.
7. Our children attend Pyrford Primary School which is about to be re-built, with the number of pupils slightly increasing to meet current demand. This development is envisaged to last 50 years but 433 new houses will throw up a massive need for school places possibly in 2030.
8. Other facilities would be needed e.g.
 - Elderly Care Facilities are needed
 - Nursery and Pre School facilities (at capacity already)
9. Safety is of paramount importance and the character of the village and its wide blend of facilities is something which once destroyed cannot readily be re-created.

Whilst it is unrealistic to think that no change and development must occur, this proposal would result in a wholesale change to the character of the village and there must be an alternative solution that is less disruptive. We urge the Council to give other alternative plans more consideration instead of the proposed application (e.g. the supply of suitable downsizing apartments for mature citizens who want to stay in the area but cannot find a suitable new home or building of some affordable homes, currently lacking in Pyrford).

We hope that our views, widely shared in our community, will be taken into account and the proposal rejected in its current form accordingly.

Yours faithfully

Catherine Giddings

cc Clive Giddings