

From: [REDACTED]
Sent: 20 July 2015 23:00:53
To: Jeni Jackson
Subject: Pyrford Green Belt proposals

Dear Ms Jackson

I am writing in relation to the proposal that Woking Borough Council has recently published to take green belt land in Pyrford out of green belt with a view to developing it in the future. Whilst I appreciate that new houses need to be built in the borough I strongly object to development on GB12 and GB13 for the following reasons:

Proposal sites GB12 and GB13

1. The local road network could not cope with an additional 400+ houses in Pyrford and 600+ in West Byfleet. By way of example

- In particular Coldharbour Road past Pyrford primary school is impassible and dangerous at drop off and pick up times. In the last couple of years there have been 2 very serious accidents outside the school. Over the years, the school's policy to take more children out of catchment has led to a significant and noticable increase in traffic to the extent that the school has had to involve the police in dealing with dangerous parking conditions.
- With 1,200+ houses apparently to be built on Wisley aerodrome by Guildford council, a significant number of those people are likely to travel through Pyrford to West Byfleet, Byfleet, Weybridge, Woodham and beyond, along Newark Lane, Pyrford Common Road and Upshot Lane. There will therefore be a significant increase in traffic through the village in any event.
- Traffic along the Old Woking Road, Sheerwater Road and Parvis Road is already at capacity during rush hour times. Development in Pyrford and along Parvis Road on the scale proposed is simply unsustainable in the local area. Journey times and congestion is getting worse, even without additional development.

2. West Byfleet station car park is nearly full each day. As someone who commutes to London using West Byfleet, what has become clear over the last few years is that more and more people are commuting from W. Byfleet station. There is likely to be a significant increase in the numbers using W.Byfleet station from the Wisley development (driving through Pyrford). Already people drive from Ockham, Burpham and Shere - and they are just those that I know of - as W Byfleet has such a good service. There is no car park capacity at Woking station and no where to build a further car park in W Byfleet for the station. The public transport system could not cope with an additional 400+ houses in Pyrford and 600+ in W Byfleet.

3. There is no capacity at the local doctor surgery at W Byfleet medical centre. On 2 occasions in the last 6 months I have attempted to get a non urgent appointment with a doctor and on each occasion I have been offered appointments in 3 1/2 weeks time. I understand that this is common practice.

4. There are insufficient school places at all levels.

5. Building on the scale envisaged will substantially change the feel and nature of the villiage in which we live and not for the better.

GB13

More specifically development of GB13 should not be approved for the following reasons:

6. Woking Core Strategy Plan (CS20 Heritage and Conservation) requires that any *"new development must respect and enhance the character and appearance of the area in which it is proposed...New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment"*. It further states at 5.191 that *"Development that adversely affects the Conservation Area and/or its setting, which cannot be mitigated, will be resisted. Development will be required to demonstrate that it will preserve and/or enhance the special features of the Conservation Areas."*

There is nothing that can be done to any development that will preserve the Conservation Area let alone enhance it, owing to the lie of the land. GB13 is on a slope and slopes down from Pyrford Common Road towards the gardens of the houses on the south side of Aviary Road. The houses themselves are in an elevated position such that the gardens slope down to meet GB13. The houses overlook the whole of the field and beyond over the highest point of GB13 to the North Surrey Hills. Owing to the elevations of the land, any development will be unable to be screened from the houses and will block out the view of the Surrey Hills. Whilst this is not a case of NIMBYism, it is a requirement of the Core Strategy Plan that there be preservation and/or enhancement of a conservation area. Neither will be possible. In addition there are concerns about possible flooding where the field meets the gardens should part of GB13 be built on.

Any development on GB13 will be in breach of the Core Strategy Plan - CS20.

7. Woking Core Strategy Plan (CS24 Woking's landscape and townscape) states that *"to protect local landscape and townscape character, development will be expected to: conserve, and where, possible enhance existing character, especially key landscapes such as ...escarpments..."* GB13 is part of the Pyrford escarpment. 5.251 further states *"Development will not normally be permitted on the slopes of the escarpment ...Developments on the top of escarpments will only be permitted where it would not adversely affect the character of the landscape."*

GB13 is part of the Pyrford Escarpment for a reason. Not only is it an important landscape for the village but a significant amount of wildlife can be found in the field. The council proposal refers to bat boxes and nest boxes being included on houses in any development but this does not take into consideration other wildlife frequently seen in the field such as badgers, deer, rabbits etc.

Any building on GB13 would be in breach of the Core Strategy Plan - CS24.

8. If the council intends to act in contravention of the Green Belt Boundary Review it must have good reasons. To date those reasons have not been notified to local residents.

9. Details of GB13 on the council's website refers to this site as having boundaries typically screened by trees and/or hedgerow. The boundary with the gardens of Aviary Road has neither - it has nothing more than stinging nettles and bracken in the summer and therefore nothing in the winter. This is misleading.

Finally, these proposal, along with those along Parvis Road and taking into consideration the Wisley development, shows disjointed thinking. The area to the south east of Woking cannot sustain this level of development and consideration should be had to spreading the burden more widely throughout the borough.

Kind regards

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