

Objection to the Development in Pyrford

Smilie Heaton [REDACTED]

Sent: 31 July 2015 12:30

To: Planning Policy

Dear Council,

I am writing to object to the proposal of including the two fields in Pyrford adjacent to Upshott Lane into your future plans for development and the release of said land from the Green Belt. I understand that there is a requirement forced on the Borough to provide more housing for people to live, however I do not approve of releasing land purely to satisfy this requirement when the impact of that decision will fundamentally affect the area and the people who live in it.

I live in Lovelace Drive and have done since 1993, although I grew up here until I was 11 years old prior to returning. Over the years the area, hasn't changed a great deal, some smaller developments have taken place and larger ones too, but always from the perspective of preserving the areas charm and general feel. This was due to the planning laws and consideration to the people who live here. Your decision to consider these fields for development will ruin all the effort that has been made during this time and change the character of Pyrford forever.

Simply identifying an area of free land isn't a sufficient reason to consider building on it, I think there are many considerations that should be made before that decision is made and it is also worth pointing out that during the review of this land when producing the Core Strategy in 2012 you labelled it as unsuitable for development. In actual fact it wasn't part of your original Strategy and only became part of the mix when it was offered up by Burhill Estates as a possibility when you had to allow land owners the chance of putting forward their sites. Burhill Estates are a profit making organisation whose only concern is making money, this is precisely why they have tried and failed to get this land sold for development numerous times over the last 50 years.

In recent months Burhill Estates have been through their land at the back of my house cutting down trees and blocking a long established path from the Common through to the top of Engliff Lane, resulting in my questioning the activity and resulting in the Council putting preservation orders on the trees so they had to cease. They have subsequently marked a number of trees for clearing out although they have not proceeded and finally they have barbed wired off all gaps or gates leading to the woods and put up signs saying the trees are dangerous. All this activity is simply because they don't want anyone claiming a 'Right of Way' over this land as should be their right as the land has been available to access with no interruption for over 20 years. The woodland area in question is included in the land proposed for development due to their ownership and I feel this is deeply insulting given the fact that all the trees were preserved by you only recently and now you are saying it's okay to build on.

I would urge you to reconsider your proposal of including these two fields and preserve the Green Belt and therefore the integrity of the area we are proud to call our home. I understand that people will always say not on my doorstep, however I feel there are more suitable areas that will not have the same impact on the immediate area they are situated in. I am 100% backing the Pyrford Neighbourhood Forum and the objections they have made to you on behalf of the majority of the people of Pyrford and urge you to reconsider the proposal. My main points of concern are as follows:

1. The proposed development will ruin the beautiful views across to the North Downs
2. The impact on the number of new houses and people who will live in them will put huge pressure on local amenities, in particular the school which is already over subscribed
3. Whilst the school is due to be redeveloped there is no provision for extra capacity, so where do our kids go to school, people living close already struggle to get in
4. The roads are already over crowded and this will only add to the problem
5. Water pressure in the area is horrendous, how will our area cope with even greater demand
6. There are other more suitable sites which should be used

7. The trees adjacent to to the back of Lovelace Drive are all preserved so how can you consider building on the land
8. In the Green Belt review the parcels of land were actually considered Very Low in their suitability for development
9. With the considerations for massive developments in neighbouring Guildford Borough in Send and Wisley, this proposal will further blight the area and create traffic chaos
10. As there is very little public transport the impact of people travelling during rush hour to West Byfleet Station would make moving around at this time impossible
11. The existing feel that Pyrford enjoys would be lost forever
12. I think the proportion of houses proposed compared to the existing number in Pyrford is way too high and inappropriate for the area as a whole
13. You seem to have ignored your own appraisals that have stated this land as inappropriate, how can it suddenly change in two years, nothing has changed in the area to reverse that original decision.

Regards

Andrew Heaton