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Head of Planning  
Woking Borough Council  
Gloucester Square  
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Dear Ms Jackson,

Re: Pyrford geen belt release consultation

I write in connection to the ongoing consultation regarding the proposals for green belt release of sites in Pyrford.

As a Pyrford resident I have concerns both about the very significant negative impact such development would have on the village but also the way in which the Borough Executive have approached the process with regards to engaging with Pyrford Neighbourhood Forum's representatives and responding to previous letters raising significant concerns.

It is concerning that the Borough have deviated from the recommendations of your own independent advisors, Peter Brett Associates when approving the draft Site Allocations DPD.

In addition to the procedural concerns, the significant impact such a large and fundamental change to the appearance and character of the village that such a development would result in would permanently change the surrounding natural landscape and views that currently provide a vital resource of open space so limited in the close vicinity of Woking.

Other major concerns would be the impact of a significant increase to the volume of traffic in and around the village, increasing the congestion particularly at peak times. Perhaps the most fundamental concern is the ability of the existing infrastructure of Pyrford village to accommodate such a large number of new residents. The School, already full and being re-developed to accommodate existing demand would once again find itself full beyond capacity with the expected demand for new places.

Whilst of course it is impossible to deny the need for more, arguably more affordable housing in the borough, and there is a need to examine all potential sites, this must be done in the right way. Is a wholesale change to the character, countryside and infrastructure of the village of Pyrford the right approach, taking into account all sites on their merit and especially the feedback from independent

sources? As has been suggested before, with the ageing population that we see in Pyrford and elsewhere, the focus should perhaps be on finding more appropriate homes for those who might wish to downsize but remain in the local community thus releasing existing properties in the village.

Thank you in advance for taking these concerns into consideration and I look forward to your response on the concerns detailed above.

Your sincere

Tony Hollingsbee