

Objection to proposals in the Site Allocations Development Plan Document (DPD) relating to locations GB12 and GB13 – Upshot Lane

Bob Holmes [REDACTED]

Sent: 23 July 2015 11:02

To: Planning Policy

Dear Sirs,

I object to the proposals in the Site Allocations Development Plan Document (DPD) relating to locations GB12 and GB13 – Upshot Lane.

My objections are as follows:

Uncontained growth

The Woking Green Belt Review stated in respect of this area that “The urban edge is generally well contained such that the parcel contributes substantially to the rural setting of the town and its integration within the wider landscape.” The consultants therefore deemed the Capacity for Change Little/None – Low.

The Review also stated that for this area “Designation important to prevention of expansion into open mostly exposed arable landscape where it would be perceived as uncontained growth. Generally strong existing boundaries form clear definition between town and country, where no other suitable boundaries exist.” and deem its suitability for development “very low”.

Development of this area would project the built-up area to Pyrford Common Road and could only be seen as “uncontained growth”.

In short, the DPD goes against the Woking Green Belt proposal and no justification has been provided for this.

Traffic Congestion

The proposal is for 423 houses. It is reasonable to assume that each house will have at least 2 adult occupants, each with a car. Most of them will be travelling to work and / or taking children to school between 7.00 and 9.00 a.m. Therefore 850 cars will be added to the traffic on Pyrford Common Road to the junction with the Old Woking Road and thence to East Hill, or to Coldharbour Road to West Byfleet, or on the B367 towards Ripley. All of these roads are already heavily congested at this time and the impact of the traffic entering or leaving the proposed development will be significant.

Upgrading the junctions will be necessary, with further environmental impact.

Provision of School places

It is very likely that the houses on this development will be bought by young families, so the number of children of primary school age will be substantial. Pyrford Primary School is to be expanded in the next few years to meet existing demand with the loss of green space.

How will it meet the likely need for several hundred more children?

Lack of adequate consultation

The Leader of the Borough Council recently welcomed the Hook Heath Neighbourhood Plan with the statement that “Hook Heath is special”.

Pyrford is also special, being one of the oldest villages in the Borough, with a large number of historic buildings and sites of ecological importance. It also has a strong community spirit as exemplified by the many local activities and groups. However, it seems that the Borough Council is not prepared to listen to the objections raised by the Pyrford Neighbourhood Forum (PNF) which include detailed objections raised by planning professional on behalf of the PNF.

Regards

Robert W. Holmes
38 Hamilton Avenue
Woking GU22 8RU

Tel: [REDACTED]

Email: [REDACTED]