

## **Woking Borough Council Development Plans-Pyrford - 423 New Homes 2027 - 2040**

**Sent:** 21 July 2015 21:16

**To:** Planning Policy

**Cc:** [REDACTED]

21st July 2015

Michael and Mary Keen,

2 Blackdown Close,

Pyrford, Woking,

Surrey GU22 8LQ.

For the Attention of Woking Borough Council,

Planning Policy team,

Civic Offices,

Gloucester Square,

Woking,

Surrey, GU21 6YL

Dear Sir,

### **Reference: Woking Borough Council Development Plans-Pyrford**

We understand that Woking BC has announced proposals for meeting housing requirements in the period 2015-2040.

From the map supplied we see that this will include reducing the Green Belt and development of housing on the two fields, either side of Upshot Lane.

The plans appear to propose the erection of 423 dwellings in the coming two decades.

We wish to raise objection to this proposed development for a number of reasons. They include:

- Current Pyrford residents have purchased properties in Pyrford to enjoy its character and environmental qualities; this development will detract from that and damage the nature of the village and the surrounding green areas.
- We understand that one of the fields was not recommended as appropriate for use by the councils' own planning consultants and the Borough Council has ignored the recommendations of their independent advisers, Peter Brett Associates, in the Green Belt Review published late in 2014.
- Heavy winter rainfall in recent years resulted in flooding in areas of Pyrford. Building houses on land that helps drain away excess water will put further pressure on flood defences and building excessive numbers of houses in an area that is rural in character will put pressure on the infrastructure, including sewage treatments, power supplies and especially the roads that are inadequate to support more houses and people.
- Pyrford is unique in the Borough for its well-maintained historic buildings and conservation areas. Heritage assets are highly valued nationally. This development will cause significant and likely irreparable damage to these assets. **Historic England** lists the following information:

"This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** PYRFORD COURT

**List entry Number:** 1000229

Location: The garden or other land may lie within the boundary of more than one authority.

<b>County</b>	<b>District</b>	<b>District Type</b>	<b>Parish</b>
Surrey	Woking	District Authority"	

- Pyrford Court and the surrounding historic woodland and countryside are situated across Pyrford Common Road, close enough to the proposed development to be adversely affected by the development of 423 new houses. Plans for developments near to historic woodland have been rejected in recent years and this proposal should be no different.
- We note that the comments on the development plans made by advisers to Woking Borough Council on behalf of the Pyrford Neighbourhood Forum have not been taken account of and that the Council has gone ahead and published this consultation apparently without recognising a valid representation or making appropriate changes.
- We are in agreement with the neighbourhood Forum that Pyrford's charm and character are important factors in this matter and that maintaining the natural

landscape and views as well as footpaths is necessary to keep the rural nature of Pyrford's countryside, which is an asset for the entire borough. Part of that natural landscape is the greenery and trees that exist. Existing households have trees within the boundaries of their properties and these are subject to preservation orders and we have to get permission to cut back or fell trees for genuine reasons. The development proposed here will result in the removal of a number of trees and surrounding green spaces which goes against the current aims to maintain the nature and character of the area. Further the density of proposed housing will be higher than exists currently in the village and surrounding areas and will be out of character in the area.

- Pyrford is already congested during the day around the central village area. A development of 433 new houses will likely increase congestion. We are already beset with continual roadworks and significant traffic congestion because the roads and utilities were not designed to cater for the number of people now in the area. This proposed development will put further pressure on the infrastructure and utilities, have a negative effect on the local economy and raise safety issues as transport comes under pressure.
- We have been informed about major housing developments just over the Woking Borough Council border in the Guildford Borough, including at Wisley Airfield. That will further serve to increase the unacceptably high levels of traffic congestion from the south passing through Pyrford on its way to West Byfleet Station and Retail Centre. The Council should be challenging these developments as well.
- This planned development in Pyrford, plus the other nearby developments will serve to put unacceptable pressure on local facilities including education and facilities for young and the elderly.

We understand that the neighbourhood forum accepts that some change and development will occur in Pyrford in the future however the size and scale of the proposed development in Pyrford is unacceptable for the reasons set out above.

We are informed that residents should have a say in the development of their neighbourhood and a significant number of objections have been raised against this proposal. The local borough council should take note of those objections and come up with a more acceptable and innovative solution to providing some affordable homes and encouraging young people into the area to develop its economy.

Yours Faithfully,



