

WBC Green Belt Proposals for Upshott Lane, Pyrford

J Kellie [REDACTED]

Sent: 28 July 2015 13:04

To: Planning Policy

Dear Sirs

The following comments are based on statistics contained in the currently available WBC Profile of Pyrford.

1. The proposed addition of 423 houses on the current farmland at the Pyrford Common Road end of Upshott Lane, will **increase Pyrford's population by 21%**, based on the average of 2.53 persons per household.
2. In turn at an average of 1.79 cars per household, the local roads will have to cope with **additional vehicles in excess of 750**.
3. A simplistic calculation of additional school places required in the age range 5-19, based on the proportion of the population represented by that age group (18%) is 193. This will mean **an increase of around 10%** vis-a-vis pupil/student numbers in Pyrford School and Fullbrook.

The traffic/parking situation in Pyrford itself is already problematic, both around Pyrford's small shopping centre and in Coldharbour Road where cars parked on the church/school side create traffic flow problems and potential accident situations on the blind bend, just before the church and school locations (approaching from Old Woking Road).

Furthermore, the traffic situation in West Byfleet will be exacerbated by additional vehicle numbers. The Waitrose car park is already too small, resulting in frequent jams on Station Approach. Similarly the Madeira Road medical centre's car parking facilities for patients are already inadequate, whilst lead times for doctor appointments are already long.

In summary, it seems to us that, apart from the loss of amenity that the conversion of the farmland will create, the impact on an already well-stretched infrastructure will be unacceptable. Not only are the changes proposed far too significant for the small Pyrford community of around 5,000, the spillover effect in West Byfleet will also create problems.

We acknowledge that communities have to show some willingness to deal with increasing pressures of population, but the proposed developments appear excessive, especially with other proposed developments around West Byfleet.

We do hope you will give these comments due consideration.

Yours faithfully

John & Jane Kellie

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