

Draft Site Allocations DPD - Land at Upshot Lane, Pyrford.

Family [REDACTED]

Sent: 30 July 2015 20:16**To:** Planning Policy**Cc:** [REDACTED]

Dear Sir/ Madam

I am writing to express my concerns over the current proposals to remove the two fields, either side of Upshot Lane in the village of Pyrford, from the Green Belt and reallocate them for the future development of over 400 houses.

Greenbelt land was created for the very purpose of preventing unchecked urban sprawl and ensuring that the countryside is preserved for further generations to enjoy. A future mass housing development of these two greenbelt fields will not only blight land in the Green Belt, but will endanger views over the Pyrford Escarpment which have been enjoyed for generations.

My major concerns are as follows:

- Pyrford cannot support a development on this scale. The local primary school, which is currently over subscribed, is not seeking to expand its pupil numbers, therefore where will all the extra children go to school? The local roads were originally village lanes and now suffer from congestion at peak times and school drop off/ pick up times. This congestion is only set to get worse in the coming years. The extra traffic caused by such a large scale development would add vastly to the problem and also to the wider areas, such as the road to Ripley which suffers from congestion and with proposals to build mass housing in the Wisley, Ripley, Send and the wider area, this could become totally gridlock on roads that were never designed for motor cars in the first place!!
- Pyrford is a village, which is unique in Woking borough, for its well maintained historic buildings, conservation areas and relatively unspoilt countryside and I believe that this forms an asset for Woking borough as a whole.
- I understand that Borough have substantially departed from the advice given by their own independent advisers (Peter Brett Associates), concerning Pyrford. Why is this the case?
- I also understand that the Borough has ignored the PNF's 2 letters raising concerns about the Green Belt Review. Why is this?
- As a Chartered Surveyor with 14 years experience in working with developers and Landlords, I know that building on the Green Belt, is a cost effective and quick fix solution. After all, its a lot cheaper than building on brown field sites. However, if we continually tear up the countryside, there will simply be no green spaces and fresh air for future generations to enjoy and it is for them that we need to look for longer term housing solutions. My 3 year old son, recently spotted his first ever Red Deer in the field to the north of Upshot Lane and was so excited with his discovery. Future children won't have this wonderful experience if the Green Belt land is covered in housing to solve a short term crisis with long term implications.

Thank you for time in reading this e-mail and I hope that you will be able to consider some of the concerns that I have raised.

Yours sincerely

Sarah Lardner MSc MRICS

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