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I write to express my complete opposition to the Woking BC proposal to build 423 new houses between 2027 and 2040 on the two fields in Pyrford either side of Upshot Lane.

Perhaps I should begin by saying that I am amazed that such a proposal has got past first base since it seems to run directly counter to the conclusions drawn by the Planning Inspector in the relation to the application to build on the nearby Randall's field in 1989 and to the Government's five stated purposes of Green Belt land. You will also be aware that one of the fields proposed for development was not recommended for use by your own planning consultants PBA in the Green Belt Review published late in 2014.

To agree to build 423 houses in Upshot Lane would irrevocably change Pyrford, eroding its semi-rural nature and result in the loss of potentially valuable agricultural land at the very time when population demands for food are likely to be much greater than they are today. To agree such a course would also make it far more difficult to resist even further applications in the future, which would be likely to totally destroy Pyrford as village and ever widen the urban spread from London. This is certainly not something which existing and indeed future residents of the village are likely to want.

Such a proposal also gives rise to a whole raft of further issues;

Schools: existing demand for places at Pyrford Primary School makes it impossible to imagine how it could begin to cope with the inevitable demand which would arise from the proposed 423 new homes. And since further expansion of the existing primary school would be impossible without building on what remains of the school field, a further primary school would be needed resulting in a further potential encroachment into other Green Belt land. This would be a considerable failure in local planning since only recently the private school in Coldharbour Road has been allowed to be demolished for redevelopment as luxury housing.

Traffic: there are long standing traffic flow problems in Coldharbour Road, the Old Woking Road and West Byfleet with jams occurring regularly at rush hours periods. These difficulties currently result in the adjoining residential roads (Lovelace Drive, Hamilton Ave, Western Way and Lincoln Drive) being increasingly used as short cuts. The proposed additional housing would make things far worse for local residents and dramatically increase the risk of road accidents.



