

Attn: Jeni Jackson, Head of Planning, Woking BC

Tom Leader [REDACTED]

Sent: 31 July 2015 16:44

To: Jeni Jackson

Cc: Planning Policy

Dear Ms Jackson,

As a Pyrford resident of some eight years, I am writing to voice my strong objection to the proposed allocation of Green belt fields to either side of Upshot Lane for 423 houses.

I support the representations made by the Pyrford Neighbourhood Forum especially as summarised below but fundamentally the proposal is objectionable as it would encroach Greenbelt land and it would have a disproportionate negative effect on the character of the immediate area and the amenity of existing residents.

The road infrastructure is already busy as a cut through route from Ripley and the A3 via Newark Bridge, use of which will massively increase if the Wisley Airfield development is taken into account. There are already safety issues for the school pick up/drop off in Pyrford and at the bottom of Oakcroft Road. The additional journeys generated by 400+ new households would create gridlock. Other infrastructure such as schools and medical and facilities for the elderly are already stretched, not to mention the utilities and sewer systems.

The ecological impact would be significant; there is a good range of wildlife that would be affected including badgers, birds and other small mammals.

The creeping incursion of urbanisation into the rural setting and farmland that begins in Upshot Lane will diminish the unique village character and setting of Pyrford and will erase the evidence of its historical background and development, which currently is well preserved relative to other sites that were reviewed where such character is already lost.

While I recognise that nowhere can be completely impervious to the need the demands of central government policy, the selection of this attractive and virgin countryside, that is also prominent geographically, seems a strange choice. Moreover, the scale of the development seems massively out of proportion, which it appears may be driven more by the availability or promotion of the land than robust planning analysis.

Further, it appears that some of the process to date leading to the promotion of the this proposal by the Council has been questionable. In particular, the decision appears to have been made without taking account of the full representations received and does not appear to be a fully demonstrable logical conclusion drawn from the Council's own study by PBA. Therefore I question whether the allocation really has in fact been based on "robust evidence".

Finally, various inconsistencies or flaws in the PBA report itself have been highlighted by the Pyrford neighbourhood Forum.

I trust these representations will be taken into account.

Yours Sincerely

T D Leader

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