

From: kate louise lockwood [REDACTED]
Sent: 31 July 2015 11:07
To: Jeni Jackson
Subject: Objection against proposed Pyrford Planning
Kate Lockwood-Cowell
6 Old Acre
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Jeni,

Please accept this as an objection to the proposed planning within Pyrford GreenBelt and farmland. I outline a number of concerns that I have for my family, Pyrford village and its residence. Pyrford is a VILLAGE and a TOWN, please keep Pyrford a village.

Travel and access:

Upshot lane and B367 is already a very busy junction with a lot of through traffic and is a known accident cluster

Access to the new proposed sites from the B367 would be problematic due to the current and existing tree line and hedgerow that borders the site and roads. Given the natural beauty of the area this would be ruined by the removal of a substantial amount of trees and hedgerow thus resulting in spoilt views and loss of natural habitats the many animals that live and use this area.

The creation of a roundabout would need to be of a considerable size to manage this additional traffic and would significantly ruin the local area and also result in a loss of value to the local village areas. Pedestrian access to sites would also be problematic due to the lack of existing footway provision and speed of traffic along the local roads. Additionally traffic already passing through from Ripley, the A3 and Old Woking Road creates numerous tailbacks and congestion, an additional 800 cars based on a 2 car household would see significant increases which would not be sustainable given the current road infrastructure of the village.

Access to local nurseries, infant and junior schools along with local shops, dentists and doctors:

Doctors surgery and dentists alike are difficult enough to get appointments for within the village or at least in West Byfleet so this will also see a negative knock-on affect to the villagers alike within the area already served by these over subscribed facilities.

Currently there is one local nursery within the village as well as one infant and junior school which is already stretched. Additional housing will bring additional requirements for schools at all levels from nursery through to high school. Pyrford is already busy and has over subscriptions

The local conveniences of the Pyrford village shops again is also only sufficient for the current number it serves, additional housing especially 400+ will likely bring at least an additional 800 people to the village for a 2 person household but based on a 4 person household would see figures increase 1600 which is ludicrous.

Landscape impact of developing the proposed sites:

Site GB13 is open, sitting on top of the south-east facing slope of the Wey Valley and with connecting views

between the escarpment, river valley and beyond to the Surrey Hills AONB. Development will have an impact of the character of both GB12 and GB13 and could result in the loss sensitive landscape features. When considered in the wider context, Sites GB12 and GB13 - together with the adjoining woodland and fields – form a relatively narrow tract of land that provides a continuous stretch of uninterrupted countryside between the town and river valley. This countryside is curtailed by surrounding golf courses, which are formal man-made features in the landscape and of distinctly different character, comprising artificial land forms, fairways and bunkers.

Site GB12 is bound by mature tree and shrub belts which substantially screen the urban edge of Woking. All the trees within Site GB12 are covered by a Tree Protection Order (TPO).

Sites GB12 and GB13 play an important role in containing the southern edge Woking, and providing a strong landscape context for the village of Pyrford. Sites GB12 and GB13 also form part of a rare example of an area of rural landscape that has not been lost and degraded by golf course development.

Historic environment impact on developing the proposed sites:

Sites GB12 and GB13 also form part of the land surrounding Pyrford Conservation Area and an analysis of the historic maps illustrate that the surrounding fields were once farmed by the residents of Pyrford. Whilst development of Sites GB12 and GB13 would not affect the architecture and layout of the village it could erode the rural setting of the village.

This countryside contains a number of important heritage assets. Development on GB12 and GB13 could cause adverse impacts to such heritage assets.

Sites GB12 and GB13 have an important role in providing a rural setting to Pyrford Court Registered Park and Garden and Listed Buildings. Development could potentially erode the landscape around Pyrford Court, in particular when accessing the property from along Pyrford Common Road and Upshot Lane.

I fully oppose the planned application for additional residential housing and a consideration taken into account of the numerous points raised above especially in view of my children, their schooling, our elderly relatives, retired villagers, increase in traffic and constraints on doctor, dental and shopping facilities for our villagers.

Kind regards

Kate Lockwood-Cowell