

8 The Bothy, Pyrford Common Road, Woking GU22 8UD

Ms Jeni Jackson
Woking Borough Council
Civic Offices
Gloucester Square
Woking GU21 6UYL

27th July 2015

Dear Ms Jackson

I SAY NO TO THE PROPOSED UPSHOTT LANE DEVELOPMENT ON GREEN BELT LAND IN PYRFORD

Why?

General environment:

The loss of the two Green Belt fields abounding Upshott Lane would be a massive blow to the local inhabitants and alternative locations should be found.

The area supports a fine selection of flora and fauna, areas of scientific interest, historic buildings and a network of footpaths that are very valuable to and much appreciated by the local inhabitants. Any detrimental effect on these would be unacceptable.

The addition of over 400 houses would totally destroy the pleasant village atmosphere that has been so enjoyed by residents of Pyrford for many years. People currently choose to live in the area because it offers a pleasant way of life and is not a typical 'dormitory town'.

The rural surroundings are very much appreciated and the fact that the 'countryside' is on the doorstep provides a big attraction.

Roads: road links are limited by the fact that they are mostly lanes and cannot readily be improved – eg Newark Lane, the main access route to and from the A3 and M25. An increase in traffic would be dangerous and could cause gridlock in the area. This would be further exacerbated should the proposed development at Wisley Airfield go ahead.

Parking: there is little parking available and parking on the bend of Coldharbour Road is dangerous to both pedestrians and other drivers. Morning and afternoon school times cause chaos.

School: the Primary School is already at capacity and although there are plans to rebuild, it will only cater for the current additional requirement. It could not sustain the further requirement of such a large development.

Local facilities: local shopping is available but closest main shopping centres at Woking and West Byfleet are already crowded with little or no excess parking space.

There are no medical facilities available in Pyrford and those at West Byfleet and Woking are already overstretched.

There are no services for the elderly and limited opportunities for young mothers and children.

Transport – there is a minimal bus service in the area and the mainline stations at Woking and West Byfleet are currently overloaded at peak times and parking facilities at the stations are already fully occupied

Property value: the value of existing properties would be adversely affected by the addition of a huge ‘estate’ in the area.

It is appreciated that additional housing must be provided but it is hoped that other less controversial, less intrusive and more suitable sites might be selected.

Yours sincerely



Mrs D G Long

Apart from the obvious fact that the proposal to build some 430 houses on the two fields abounding Upshott Lane could not be sustained by the infrastructure and facilities currently available, there are many other reasons that this proposal is unacceptable to those of us who live in the area.

Pyrford has been a much loved place to live for many years. It is chosen because it offers a pleasant rural atmosphere with easy access to attractive countryside and urban facilities in nearby Woking and West Byfleet. However, the village has now reached its capacity and any further substantial increase in population cannot be sustained.

The primary school is already full and could not sustain further intake even after the proposed rebuild.

There are no local medical facilities and those at West Byfleet and Woking are already seriously overstretched

There are no facilities for the elderly currently available.

Links with mainline stations are good but parking at these stations is already fully taken up.

Traffic is already a problem in the village. There is little parking available and parking on the bend in Coldharbour Road is dangerous to both drivers and pedestrians. An increase in traffic could cause gridlock in the area. This would be further exacerbated should the proposed development at Wisley Airfield go ahead.

Shopping facilities in neighbouring towns are good but again there is already a problem with parking availability.

Pyrford has several conservation areas and places of historic interest. The Green Belt sites provide much needed areas for flora and fauna to flourish and should not be lost.

Whilst understanding that new housing is always required in the borough, the loss of Green Belt land is seriously concerning.

The value of existing properties in Pyrford will be adversely affected by the addition of these 'estates' of houses as the pleasant village atmosphere is lost.