

**From:** Jo Mackinnon [REDACTED]  
**Sent:** 19 July 2015 22:39  
**To:** Jeni Jackson  
**Subject:** Pyrford - Proposed 423 new houses on Greenbelt Land

To : FAO Jeni Jackson

Head of Planning Policy team  
Woking Borough Council,  
Civic Offices, Gloucester Square,  
Woking, Surrey, GU21 6YL

Dear Jeni

I am a local resident living in Coldharbour Road. My husband and I are both extremely concerned about the proposal for 423 new houses to be built on Greenbelt Land in the Aviary Road area and the Lovelace Drive area either side of Upshott Lane. We are writing to register our formal objection to the proposed schemes and to share our serious concerns. We are also perturbed at how poorly communicated the council consultation seems to have been, as it has only been through the efforts of the local West Byfleet and Pyrford Residents' Association that we have very recently become aware of this proposed development and we were dumbfounded to find the deadline for objections has been set as soon as 31st July 2015 and would urge you to extend this date.

One of our greatest concerns is for the safety of the young children who attend Pyrford C of E Primary School. We understand that whilst there are plans for the improvement to the buildings on the school site we are not aware of any plans to improve the supporting parking facilities and road infrastructure. In addition, the local Scout Group meets in the early evening at least once a week in the Village Hall and parents and children already have to cross the stream of rush hour traffic coming down Upshott Lane to drop their kids off. There is no controlled crossing here.

We believe that the increase in traffic volume which will naturally result as new residents from the 423 new houses use Coldharbour Road as a rat-run, will significantly worsen the already serious congestion that occurs at peak times on Coldharbour Road when parents are dropping off and collecting their young children from the school. Parents parking their cars during this time reduces this long stretch of Coldharbour Road to single lane and gridlock often results. When the bin lorry is at work on Tuesday mornings it can test the patience of a saint. Any additional traffic from the proposed developments must surely increase the risk of serious accident, road rage incidents and, at worst, potential loss of life.

Whilst we recognise the shortage of new homes nationwide we do not feel these two proposed sites are reasonable choices. A major concern to us is that the character of this pretty area is very much that of a village with its charming local community, shops and surrounding green fields. This is one of the reasons we came to live here in the first place. I believe that the council itself found one of the two proposed fields was unsuitable for development as recently as 2014 in the PBA Green Belt Review.

We feel strongly that the existing road infrastructure and public services in Pyrford and West Byfleet will not cope with the additional demands that in excess of 850 new residents and cars will place on them (based on a conservative estimate of an additional 2 residents and 2 cars per new household). We already experience a long wait for a doctor's appointment at the Wey Family Practice in West Byfleet and the Waitrose car park has become notably busier and congested in recent months. We understand there is also already a shortage of local school places.

To summarise, we feel the addition of these new houses will negatively alter the village character of the area through this over-expansion onto precious Greenbelt land and will put an intolerable strain on existing local services. Together with increased traffic congestion this proposed development will most likely cause existing house values to drop both during the disruption of the building stage but also afterwards as the semi-rural feel is robbed away. Are the council planning to compensate existing residents should this prove to be the case?

We respectfully ask you to take very seriously our concerns as local residents and tax payers and the views of other local residents who we know are expressing their heartfelt objection to these two proposed housing developments.

We would be grateful if you would acknowledge receipt of this email and would appreciate any response that might go some way to allay our concerns.

Best regards

Jo & Ken Mackinnon

Redover

Coldharbour Road

West Byfleet

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