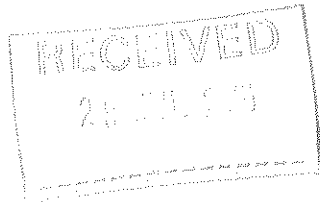


27 Blackdown Close
Pyrford
Woking
Surrey GU22 8LQ

Planning Policy Team
Woking Borough Council
Woking
GU21 6YL



Dear Sirs

Woking Borough Council- Green Belt Review- Pyrford

I refer to the Councils proposals to release two sites in Upshot Lane, Pyrford from the Green Belt for eventual residential development.

I wish to formally object to this proposal on the following grounds;

Both sites form an important open space barrier between the existing Pyrford Woods Estate, Aviary Road and Teggs Lane Housing areas to Pyrford Common Road. Should development be permitted on these sites then the Council will have little chance of resisting development to the east on the open land east of Sandy Lane. This will cause a whole new precedent for residential development north of Church Hill and south of St Nicholas Crescent. At present the cultivated fields of the proposed sites naturally blend with the rural nature of Pyrford Common, Pyrford Court, Stone Farm and land to the south of Church Hill.

The sites themselves form an important gradient land rise to the escarpment on Church Hill. Such escarpments are rare in this part of north Surrey and should be protected from development. The sites form a valuable view point and recreational area in this elevated location.

In my opinion the Council should be proactive in protecting these two sites from development and should consider purchasing the sites, now, at agricultural/amenity value. The land could then be incorporated into recreational land which is badly needed in this area. Just look at the usage and benefit that Pyrford Common provides. The car park at the junction with Old Woking Road is always well used by the public.

General facilities in Pyrford and West Byfleet are stretched to maximum. Traffic and road congestion is appalling, car parking is under pressure, schools are already oversubscribed and doctor's surgery is at creaking point. Development for another 423 houses in Upshot Lane will add to the local problems. Development will no doubt bring both surface water and foul drainage problems plus more danger to the narrow local roads such as Lock Lane and Newark Road which are very busy and dangerous rat runs to the A3 Trunk Road.

The Council should be looking at alternative sites in the Borough rather than picking out wards and then identifying isolated sites just to keep numbers up for future housing. Various Brownfield sites have not been identified, basically I suspect because developers contacting the Council are looking for an easy option. There are certainly other sites within Pyrford which would be more suitable for development. Sites in Pyrford Road and on the Old Woking Road near Shey Copse come to mind. These sites seem to have been ignored by the Council.

Yours faithfully

John Manser

